

SUNSET INC.

Special Board of Directors Meeting

October 21, 2024, 9:00 EST

The meeting was called to order at 9:04 a.m. EST. The meeting was recorded.

Ann Adare confirmed that proper notice of the meeting was sent to all owners and the manager by email on October 16, 2024

Roll Call: Dave Vieceli, John Graff, Alan Goldenberg – and Ann Adare

Dave, Al and Ann joined in Florida and John joined from PA by phone. **Confirming a quorum.**

New Business:

A majority of Sunset Owner's submitted written recall requests to the Sunset board, the Board Agent and Attorney DeBoest on October 7, 2024. Attorney DeBoest reviewed the requests, checked that the correct owners for each unit submitted the requests and deemed the requests valid. The board of Directors each resigned. The recall request also contained a request for a replacement board. The agenda items were to address both the length of term and officer positions for the replacement board.

The Sunset Condominium Document Bylaw 3.2 outlines *Terms of Service* of the board and state that a Board member appointed to replace a Board member shall fill the vacancy for the remainder of the unexpired term. In that the exiting board held 2 seats expiring in 2025 and 2 seats expiring in 2026. Ann Adare put forward the following motions:

Motion: That John Graff and Alan Goldenberg take their positions on the board for the remainder of the 2025 term, and Dave Vieceli and Ann Adare will take their place on the board for the remainder of the term to 2026. Dave Vieceli seconded the motion. Both board members and owners who had signed up to speak were given the opportunity to comment. Vote taken – Ann Adare, Dave Vieceli, John Graff and Al Goldenberg all ayes. Motion passed.

Motion: That the officer positions of the board be Ann Adare, President; Dave Vieceli Vice President; John Graff, Secretary; Alan Goldenberg, Director (boots on the ground). John Graff seconded the motion. Both board members and owners who had signed up to speak were given the opportunity to comment. Vote taken – Ann Adare, Dave Vieceli, John Graff and Al Goldenberg all ayes. Motion passed.

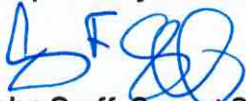
Treasurer: Neither this board nor the exiting board received any submissions of candidate sheets for the position of Treasurer. Emidio Carrico has graciously committed to completing the 2025 budget and has already proactively reached out to the accountant to receive the documentation that he needs to facilitate that. Once Emidio has the budget file set up for next year, Dave and Ann will meet with Emidio to discuss the assumptions used for next year. As for the day-to-day Treasurer role and duties, Ann has been working with Perkins accounting on items such as Bob's pay and invoicing; moving forward Dave and Ann will share and manage the day to day of what the Treasurer does. It was stated that it is ideal to have a full board of 5 board members and the board will work to this goal.

The meeting was again opened to owners who had signed up to comment. It was confirmed with the owner that their questions previously asked re the Treasurer position and if Emidio was coming back and how will the position be filled had been answered.

Motion to Adjourn

With no new agenda items, Dave Vieceli put forward a motion to adjourn. Al Goldenberg seconded the motion.

Respectfully submitted

A handwritten signature in blue ink, appearing to read 'J. Graff', with a stylized flourish at the end.

John Graff, Sunset Secretary