

SUNSET INC.

Board of Directors Meeting
June 28, 2018 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the roll. . Todd Dawson, Wayne Porter, Steve Walz, Lloyd Shroyer and Gregg Parrish attended by phone. Bob Collins was in the office. Owner Dave Vieceli, unit's #405 & #800 and members of the Landscape Committee attended by phone.

President Todd Dawson welcomed all and wished to confirm that proper notice was given and the meeting's agenda was posted. The meeting was also being recorded.

Secretary's Report

- Lloyd Shroyer reported that the Minutes of the May 17, 2018 were reviewed and electronically approved on May 25, 2018. Lloyd asked the Board to confirm the approval of the May 11, 2018 Minutes. Lloyd Shroyer moved and Steve Walz seconded the approval of the May 2018 Minutes. Motion carried. The meeting minutes are posted on the Sunset website.
- Secretary Lloyd Shroyer also reported that Sunset had filed for the Short Term Rental Condo Opt Out from the town and has received the application approval number of 19-0314. Lloyd thanked Steve Walz for completing the form and submitting it for approval along with the Opt Out payment. Lloyd said he was surprised it happened so fast. Todd Dawson said that those unit owners who have ads placed for the renting of their units will need to place Sunset's Opt Our number on their ads.

Treasurers Report

- Treasurer Steve Walz presented the Financial Statements for May 31, 2018 and were reviewed by the Board. Steve asked the Board to focus on page 3 where the Total Operating Expenses are running \$8,622.00 below budget year to date. Steve reported that the financials for Sunset are in good shape. Steve asked for a motion to approve the Financial Report. Wayne Porter moved and Lloyd Shroyer seconded to approve the May Financial Statements. Motion carried.
- Elevator/Assessment: It was reported that all owner assessments of \$3,000.00 each have been paid in full. Special thanks to the owners for their investment in the elevator modernization program.

Presidents Report:

Todd Dawson reported on the following information:

- T-Mobile Generator Payment: Sunset is pleased that T-Mobile will be investing in half of the new generator cost and half of the maintenance expense. Todd reported that we still await for a formal contract and payment from T-Mobile.

Manager's Report:

Bob Collins reported on the following topics.

1. Generator Update: The new generator has been placed where the old one was removed. A wall to the generator room was removed so the generators could be swapped out. The new generator is larger than the old one and is installed on the same platform in the generator room. Conduit has been installed to run from the generator to the new transfer switch. New wiring has been run as well. Bob reported that the new power cabinet has been installed and that Metro Diesel may test run the generator today. The new exhaust will be installed with a Board wish to keep it inside the generator room.
2. Elevator Activity: The crew is in and they are progressing on the elevator modernization project. The west cab elevator equipment has been installed along with all the lobby floor door jams. . Lloyd Shroyer asked if there was a timeframe for the west cab to become active and operational. Bob will ask of a timetable for completion. Bob reported that Thyssenkrupp is taking all safety precautions necessary to protect their workers along with Sunset owners, guests and renters. They have the appropriate yellow safety barriers while working on each floor. The area is being kept really clean as well. Lloyd was thanked for allowing his parking space to be used for the staging of elevator equipment and worker access.
3. AC in Elevator Room: New AC units are installed in the elevator equipment room. This will keep equipment cool and will reduce humidity levels to prevent deterioration.
4. Lobby Remodel: The cart storage area is taking shape as the removal of a cabinet and the building a wall will provide a great area for luggage and shopping carts. The carts will fit side by side in the newly created area. The new flooring will need to be feathered to meet the lobby elevation. However, Bob was confident that Victor could accomplish the flooring detail.
5. Pavers: There is no update on the pavers. Bob has sent photos, but no action by Advance Disposal has taken place. The Board asked Bob to contact Advance to push the claim along. Advance was to respond when new trucks were on the property. The trash truck is new but the recycle truck is older and still leaks on the pavers. The sealer is still located in the garage. Bob was asked to check to make sure the sealer was not leaking from any of the containers.

Elevator/Generator Committee Report:

No information was presented as Bob had covered both topics.

Landscape Committee Report:

- West Coast Cabana: Steve Walz reported that he had met with Tony and the contract is signed. Tony was very appreciative to work again with Sunset. However, when a request was mention Tony back peddled and said he had no one renting on the beach. The Board's position is that Tony still owes \$750.00 to Sunset. Lloyd will reach out to Tony to get some form of partial payment.
- Native Tec: Dave Vieceli requested that the Board provide input as to the direction that they would like him to proceed. Dave said he will remain in contact all the way through permitting but would like to move forward with a plan. It was discussed that the trash disposal entrance should be blocked off on the lot side so as to not be an in out for traffic. The main entrance would be the only traffic flow area. The Board knows that the fallback would be one entrance for both Trash and auto flow. However, it is preferred that the plan be presented with separate trash and auto entrances. While the Board does not support a fenced and/or gated community it was decided to present the plan with those features included for at least permitting. If Ft Myers Beach denies either the gate or the fence the matter will be closed. If they would permit either the fence or the gate the Board is still not in favor of building either structure without a majority of the owners support and no action will be taken in the near future. Dave will inform Native Tec of Sunset's plan. In closing, a comment was made that Island Winds are moving towards a 'Gated Community'.

Architectural Committee:

The Lobby Refresh project was discussed.

- Walls: The Board agreed not to install tiles on the walls. Todd Dawson moved and Lloyd Shroyer seconded to move forward with the plan and lobby flooring as specified by Michelle Marker and the Architect Committee. Motion Carried. Bob informed the Board that the elevator plan was to eliminate the current flooring in the elevators. With that completed then the elevators can be leveled to the lobby floor, then new tile installed to match. Victor will do the demo of elevator tile. With no tile on the walls a coordinating paint color can be suggested and selected.
- Ceiling: The board agreed to have a ceiling tile for now to finish the area with puck lights installed. Should the Board choose later to drywall the ceiling they may do at a later time. Lloyd Shroyer moved and Todd Dawson seconded to approve a ceiling tile finish in the lobby. Motion Carried.
- AC for Lobby: Bob received 1 quote for AC in the Lobby. A unit with 1 fan coil mounted high on the wall would be used. Gregg Parrish did not feel that one unit was adequate but said another could be added later if the area AC failed to keep up. Steve had requested that Bob secure another quote on how to adequately cover AC needs in the lobby and Bob's office. Dave Vieceli shared is concern on the electrical panel was pretty full and Bob should research the power needed for the new Lobby AC.
- In closing the Board agreed to inform Michelle and the Architect Committee to move forward with the Lobby remodel.

Old Business:

- Condo Documents: The new Sunset Condo documents have been recorded and are now officially in place. Clean documents will soon be placed on Sunset's website.

New Business:

- Fire Panel: Sunset's fire panel is out of date and is in need for replacement. The proposal for a new rack mounted cabinet from EPS was quoted at \$21,000.00. While Gregg Parrish felt we needed another quote the group was comfortable with the service we have always received from EPS. Lloyd Shroyer moved and Steve Walz seconded to accept the quote for a new fire panel from EPS. Motion Carried.

Owner Comments:

- Steve Walz, unit # 400 asked if the Board could get a quote for a new pool fence. The Board agreed to investigate.

With no further topics to be brought before the Board, Lloyd Shroyer moved and Gregg Parrish seconded to adjourn the meeting. Motion carried.

Respectfully Submitted,

Wayne M. Porter

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Recording Secretary

The next scheduled Board Meeting of Sunset will be held on July 19, 2018 at 9:00 a.m.