

SUNSET INC.

Board of Directors Meeting
Condo Documents
April 12, 2018 9:00 a.m.

Todd Dawson called the meeting to order for the purpose of reviewing Sunset's Condominium Documents. Lloyd Shroyer called the roll: Todd Dawson, Lloyd Shroyer and Wayne Porter were on the phone, Steve Walz was in the office. Gregg Parrish was absent. No Sunset owners were in attendance.

President Todd Dawson reported that the meeting was pursuant to a notice posted according to the rules on April 9th and a quorum existed with 4 of the 5 Board members present. The meeting was also being recorded by Wayne. Todd thanked everyone for their attendance and asked the Board to focus on the proposed edits and changes to the Declaration and Rules of Sunset Inc. These changes were based on input from owners and most recent feedback from the Annual Meeting. The goal is to get to the point where all Condo Documents are made with final edits, along with Counsel Approval, then presented to owners for a vote.

Condo Documents:

Todd Dawson and the Board discussed the following elements of the Rules of Sunset Inc.:

- Lloyd Shroyer asked that the term 'children' should be changed to 'people'. All agreed.
- Discussions regarding the length of trucks ended with the approved limit length going from 19' to 21'. All agreed.
- Lloyd Shroyer asked that a place for Moped Parking be made at the bicycle rack. Lloyd does not want Moped parking in a normal Sunset lot space. All agreed.
- Steve Walz asked that as we eliminate specific line items in the Rules that the numbering system be updated. Todd said that would be done on final processing.
- Lloyd Shroyer suggested that construction debris should not be disposed down the trash chute. All agreed
- Todd discussed that Pets of renters and overnight guests are not permitted. Lloyd added that owners in residence may have daily Pet guests.
- Regarding Smoking, the term common will be removed. Smoking will be prohibited within Lobbies, Exterior Hallways, Tiki Huts and in the Pool area.

Todd Dawson and the Board discussed the following elements of the Declaration of Sunset Inc.:

- Sunset, A Condominium, Ft Myers Beach, Florida.
- Todd Dawson reported that all changes made to the Rules will be made with consistent language in the Declaration as well.
- Steve Walz referred to page 12 and wanted Key code added to the language.

- Steve pointed out that 12.7 was omitted and asked if the numbers remain the same or are eliminated. Todd reported that numbers may remain so other topics can be referenced by past numbers.
- Steve also pointed out that it appeared that the 2 week rental period was inadvertently stricken. Todd agreed that it was a mistake he would correct as the intent is to keep the rental at the 2 week minimum.
- Todd wished to keep the overnight occupancy to 6 persons. Todd said that on occasion Sunset is being used as a meeting point for large families to base out of. Todd said pool occupancy and trash have been an issue. The board felt that during March and April that a guest limit per unit be limited to 6 persons.
- Lloyd said that owners should send new rules to their leasing firms for reference.
- Lloyd said that Bob needs to be more forceful with rule breakers. Todd said we may need to hire a “Bob junior” to handle the Sunset Campus during peak rental periods especially since Bob’s normal hours end at 2:30pm. It may be helpful to have someone on property from 2:30 to a designated time to address certain issues during peak times of the year.
- Steve echoed earlier thoughts that any heavy change in the declarations needs to be duplicated in the Rules. Todd said that he would make a detailed review again to ensure that the two documents are consistent before sending it to the attorney.

President Todd Dawson asked the Board if they are comfortable with the Condo Documents and proposed verbiage changes. Lloyd Shroyer moved and Steve Walz seconded to approve the proposed changes and to have DeBoest do a final legal review and prepare packets for owners which will include all updated Sunset Documents and voting ballot. Motion carried.

In closing, The Board Members, with no objection, endorsed moving forward with the suggested edits for the four Sunset Condo Documents. Todd will contact DeBoest for final document versions/ballot document and preparations for mailing to the unit owners of Sunset Inc. The documents should be out to owners by late April – Early May 2018

Todd explained that the voting will be a Yes or No vote. Wayne Porter suggested that an intro letter be sent with the mailing informing owners that the documents represent a balanced give and take effort. Steve added that the original 70’s documents that were revised in the 80s are in need to be updated to today’s State laws and condominium practices. Todd also will add that the Board is in agreement with the new content. Todd will contact Gregg Parish for his input.

Steve Walz encouraged the Board to follow up with any unit owner that has not cast a vote. The Board would like a near 100% response rate. Todd Dawson also added that the Board has had numerous meetings to develop the documents that we have today.

Todd Dawson would have asked for owner comments. However, none were present.

With no further topics to be brought before the Board, Steve Walz moved and Lloyd Shroyer 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 April 19, 2018 at 9:00 a.m.