

# SUNSET INC.

## Board of Directors Meeting April 30, 2020 9:00 a.m.

Todd Dawson called the meeting to order. Todd Dawson called the role. Mark Bishopp, Lloyd Shroyer, and Jonathan Stoner attended by phone. Steve Walz and Bob Collins were in the office. Owners Doug Daniel, Jack McGuirk, and Dave Vieceli were present in the office.

Todd Dawson confirmed that proper notice was posted on April 28<sup>th</sup>, 2020 and was forwarded via email as a courtesy to the owners. The meeting is also being recorded.

### Confirmation of a Quorum:

- Todd Dawson confirmed that the quorum requirements were satisfied, and the meeting can be held.

### Secretary's Report

- The minutes from the February 26th, 2020 were confirmed as approved.

### Treasurers Report

- Steve Walz reviewed the February and March financials.
  - Neither month had any thing unique or extraordinary in them. We are running very close to budget on the Operational Budget and as yet have had no substantial expenses toward the Replacement Budget.
  - Mark Bishopp moved to approve the February financials as presented. Todd Dawson seconded, and the motion carried.
  - Mark Bishop moved to approve the March financials as presented. Lloyd Shroyer seconded, and the motion carried.
  - Steve did report that a few owners were late in making their quarterly payment. He did contact the owners and checked our web vault and found that several had paid. Unit 201 is behind two quarterly payments and is being charged late fees. Both Todd and Steve have reached out to the owners requesting payment. We do have the option of suspending usage of the common areas such as the pool for owners that are behind.

### Presidents Report:

- Cable and Internet. Todd Dawson has been in contact with Century Link and DirectVue regarding the installation of the internet and Direct TV. All is moving along as of this meeting on schedule for a May installation ahead of the June 30 Comcast expiration.

- T-Mobile has pulled new permits and they were planning on installation in the spring, then the Covid virus hit and brought plans to a halt. Todd will continue to follow-up.

### Manager's Report:

- The storm last night damaged another Bird of Paradise tree to the point that it should be removed. Dave Vieceli stated that the tree is lost and should be removed. Dave also thought that if we were going to remove that tree that while our contractor is out we should have him remove the Acacia palms adjacent our driveway since the planting beds have been substantially reduced due to the Estero project. The Board agreed.
- Pool is working good even without one heater. We had a quote to repair the down heater for around \$2,500. As that heater is one of the older ones Bob also received a quote for a new heater which the Board did not have time to review. We will table the discussion for now especially since the summer is coming and the pool is staying at temperature with the three heaters.
- Crowler is conducting their quarterly roof inspection and Bob will pass along their findings.
- We are still waiting on estimates for the stairwell painting project.
- Bob will paint under the building while the crowds are down.
- Bob will spray the rocks with the fire hose to clear sand away too.
- Bob will be required to help with the Cable/Internet install as well because they will need access to the units.

### Landscape Committee Report

- Landscaping is still waiting for the road project to be completed and the scars to heal before we go too far into a landscaping plan.
- Concern was expressed about the grass growing on the beach in front of the Carousel. Todd will contact the owner and let them know that the situation is getting bad as we are worried about grass encroaching toward Sunset's beach.

### Social Committee Reports:

- The Social Chairpersons were not present. We do still have money in the party kitty from donations received if someone wants to host a party.

### Old Business

- Stairway pans/painting project. Awaiting quotes.
- Wireless water detection would be on hold until we have our internet.
- We are waiting for the sign for the office door regarding rentals.
- Beach Raking is happening again.

### New Business:

- It is anticipated that we will have a busy hurricane season. Earlier Bob conducted a survey of units that need updated or new door sweeps, braided hoses on the washer dryer, and auto-shut offs on the a/c. In particular the old or non-functioning door sweeps may have contributed to the water damage we saw with Irma a few years ago. The Board approved Todd to write the owners that are deficient in one of the three areas above asking them to repair as needed and if not repaired that the Association will ask Bob or an a/c contractor to make the repairs and charge the owner for the costs.
- Steve Walz reported that recently Doug Daniel recently had his condensation lines from his a/c unit by a company at a reasonable price. Doug asked for a quote to clean all of the others in the unit. The question is whether the Association should be responsible for cleaning the condensation lines each year and just build it into the budget since we are responsible for repairing the drywall damaged by water leaks. Concern was expressed over the Association liability should the contractor cause damage and what exactly they would be doing.
- Paver/entrance rebuild. We will eventually need to have someone rebuild our approach and driveway but we will put this on hold until after the road is finished. Steve will follow up with the project lead and determine where the concrete will end, will they be resetting the pavers or is that our responsibility.
- Steve Walz confirmed that we could cancel our previous conference calling service since we have our free conference call set up.
- Lloyd Shroyer asked if we ever received a quote cleaning the dryer vents. Bob said he could get the contractor back out to get a quote to clean the dryer vents for all units.
- Turtle season starts tomorrow, and Bob has the house ready to comply with the requirements.

### Owner Comments:

- Tree lights by the grill are not working. Bob will check into it and get it fixed.

With no further topics to be brought before the Board, Todd Dawson moved, and Lloyd Shroyer seconded a motion to adjourn the meeting. Motion carried.

Respectfully Submitted,

*Lloyd Shroyer*

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday May 28, 2020 at 9:00 a.m.