

SUNSET INC.

Board of Directors Meeting
August 26, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Lloyd Shroyer, and Jonathan Stoner attended the meeting by telephone. Emidio Carrico and Bob Collins were present in the office. Owner Doug Daniel was present in the office.

Todd Dawson confirmed that proper notice was posted on August 24th, 2021, with a courtesy copy being emailed to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with 4 of the 4 active board members present the quorum requirements were satisfied, and the meeting can be held. It is noted that Steve Walz resigned from the board and had not yet been replaced.

Secretary's Report

- The minutes from the July 26th meeting was reviewed. No changes were requested. Todd Dawson moved to accept the minutes as submitted and Emidio Carrico seconded the motion. The motion carried. The minutes will be posted to the Sunset website.

Treasurers Report

- Emidio Carrico provided a Treasurers report on the July financials.
 - Emidio noted that the water bill was still high, but with the repairs to the pool being affected we anticipate that bill coming down to normal. Todd Dawson and Emidio Carrico will write the water company to see if we can get some rebate since the water leaking from the pool didn't enter the sewer system.
 - The Replacement fund is running below budget currently, however, several approved expenditures should be coming through soon.
- After review of the financial report for July, Todd Dawson moved to accept the financials and Lloyd Shroyer seconded the motion and the motion carried.

President's Report:

- Fence/ Planting Vote Count Meeting
 - Emidio Carrico will be at Sunset in later September and suggested that the vote count meeting be scheduled for September 23rd, 2021 at 9:00 am.
 - Todd Dawson will provide proper Notice to the owners of the Special Meeting.
 - In addition, a reminder will be sent to all owners to send in their ballots.

Manager's Report:

- Bob Collins reported on activities for the month (see also Old Business).
 - The pool leak has been fixed! The repair took a little longer than expected since the leak was deeper than anticipated. We confirmed the repair worked by turning off our automatic overflow overnight and the pool water level did not drop.
 - The pool inspector was out after the repair and noted a few minor issues. Bob has taken care of those issues.
 - Our beach is not looking good, however, our beach rake contractor is limited as to how much and when he can rake during turtle season which ends Oct. 31.
 - The door fobs are not working. Lloyd Shroyer will contact Innovative Security to get them on the property to fix the door fob readers.

Landscape Committee Report

- No report was received.
- Bob and/or Lloyd will reach out to the committee and let them know about some needed sprinkler repairs and in addition inform them that the planting bed has been repaired and can support new plantings.

Social Committee Reports: We need Social Chairs for the 2021 season!

Old Business:

- DISH 5G – We have not had any further communications from DISH as to whether or not they want to move forward with a new antenna.
- The wall in the pump room is under construction, however, the wrong door was received, and the contractor is awaiting the proper fire door.
- The paver expansion is complete and looking good.
- Paver cleaning sealing is underway and is about ½ done and is looking good.
- Entry Sign: Bella is still awaiting permitting; however, they have begun construction of the new sign in their shop.
- Crawler Roofing had not yet provided the quotes for the roof projects. As a reminder these roof quotes on the main building and managers house are only for the purposes of providing us a more accurate number for budgeting purposes.
- AC Drain Cleaning: Indigo Plumbing has scheduled the cleaning of the common drains in the building including our common AC drains from the floor of the building to the French drain. This is not a cleaning of unit drains. It is the cleaning of the drains from the garage floor to the French drain.
- Painting on the big S, the pool wall, and the awning is scheduled for early September.
- The trees were removed and replanted as per our earlier instructions and the planting bed shortened and rebuilt.

New Business:

- We received an update and information from CAFMB regarding building inspections and potential local and state requirements in light of the recent Surf Side tragedy. In addition, CAFMB included a draft generic letter from an engineering firm which included a rate for such an inspection.
- The board feels that we should hold off any inspections until we know the specific requirements of any proposed local or state requirements.
- We are not aware of any structural issues and should note that every 10 years Sunset goes through a fairly extensive rehab on the building which includes, at a minimum, removal of lanais and cleaning and protecting any exposed rebar. We are also very prompt at making any roof repairs noted in our annual roof inspections.

Owner Comments:

- An owner expressed a concern over periodic water pressure issues. We should continue to watch that issue, however, since we recently repaired the pool leak pressure issues should be alleviated. Note that we were losing a calculated 2,700 gallons of water every day which would have certainly contributed to pressure issues.
- An owner asked if the cell towers were up to date on payments. Todd Dawson reported that they indeed are. We are awaiting a decision from DISH. DISH has proposed installing an antenna on the Sunset roof which has been approved but we have not hear back from DISH if they are going to proceed or not.

With no further topics to be brought before the Board, the meeting was adjourned by motion.

Respectfully Submitted,

Lloyd Shroyer

Lloyd Shroyer, Sunset Secretary

A Special Meeting to open and count the Fence/Planting vote is scheduled for Thursday September 23, 2021, at 9:00 a.m.

The next Board Meeting is tentatively scheduled for Thursday September 30, 2021, at 9:00 a.m.