

SUNSET INC.

Board of Directors Meeting
December 2, 2021, 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Jonathan Stoner, Lloyd Shroyer, Gregg Parish, and Emidio Carrico attended the meeting by phone. Bob Collins was present in the office. Owners Doug Daniel, Jack McGuirk, Diana and Mark Hilton, Doug Cardwell, Doug and Debra Jones, Karen Spake, Carol Carrico, Dave & Donna Vieceli were present in the office. Bill Perry from Perry's Beach Service and Chad Chustz, the Environmental Project Manager for the Town of Fort Myers Beach were also present.

Todd Dawson confirmed that proper notice was posted on November 29th, 2021, with a courtesy copy being emailed to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with all the active board members present the quorum requirements were satisfied, and the meeting can be held.

Beach Rejuvenation Discussion

- Bill Perry our beach raker from Perry Beach Service and Chad Chustz the Environmental Project Manager from FMB led a discussion on a proposal being developed by the Town for the rejuvenation of the beach, including the section in front of Sunset. Of significance if approved at the state level the project would pump sand onto our beach to fill in the low spots to remove the large puddle in front of Sunset after a rain. In addition, long term permits would be in place to allow our beach groomer to aggressively pull sand from high areas to fill low areas and reduce pooling of water. A trade off that Sunset would have to make is the placement of plantings along 75% of our frontage and approximately 15 feet deep.
- The purpose of their presentation was informational only at this point.

Secretary's Report

- The minutes from the October 28th, 2021, Board Meeting and the November 2nd, 2021 Pool Heater Meeting were circulated to the Board via email for review. No changes were requested. Emidio Carrico moved to accept the minutes as submitted and Gregg Parish seconded the motion. The motion carried. The minutes will be posted to the Sunset website.

Treasurers Report

- Emidio Carrico provided a review of the October 2021 financials for Sunset.

- We received a credit from the Water department of little over \$2,400 in response to a request we filed. The credit was for excess sewage charges related to our water leak.
- The Operating fund continues to run over budget. We project the Operating Fund to be around \$30,000-\$35,000 over at the end of the year. Our pool leak and maintenance fees were the big contributor.
- The Replacement Fund is running ahead of budget due to a few unbudgeted expenses being incurred such as the paver cleaning and sealing. In addition we recently purchased 2 new pool heaters which were about \$3,000 more than budgeted but needed completion.
- We borrowed from the Replacement fund this year to cover operating costs which should be repaid back if possible.
- After discussion, Lloyd Shroyer moved to approve the financials as presented. Jonathan Stoner seconded the motion and the motion carried.
- The draft 2022 Operating and Replacement Budget has been circulated to all owners with the proper Notice for a December 8th, 2022 Budget Approval Meeting.

President's Report:

- Annual Meeting
 - The Annual Meeting is scheduled for February 16th, 2022, and will be held again at Charlies across the street from Sunset. The meeting start time is earlier than normal and is scheduled from 9am-11am. We need to be out in time so they can set up and serve lunch.
 - Notice of the meeting will be sent, via email, to all owners in a timely manner and consistent with Sunset bylaws. Along with the first notice is the solicitation of board candidates for the election. Every year we elect three people to the Board. It is anticipated there will be three open positions this year.

Manager's Report:

- Bob Collins reported on activities for the month.
 - Bob and contractors are working to remediate the items identified in the most recent fire inspection. The goal, as always, is to complete the remediation before reinspection.
 - The pump room wall is completed, and new coded locks have been installed.
- We are getting quotes to either repair or replace our video security system.
- Carousel is starting construction and they notified us that the pole fence installed many years ago is partially on their property. We will need to move the fence a bit to keep it on our property line, however, they did not seem to be in a hurry for us to do it right away.
- Pool heaters are set for installation in December.

Landscape Committee Report

- Lloyd Shroyer received a professional drawing and quote from Lombardo's landscaping. He used the Lombardo plan and sent it to Karras to have an additional quote. Care was taken to ensure that both quotes contained the same plantings and materials. The landscaping plan included color and planting sufficient to create a barrier. A discussion was had about the two quotes. After discussion Todd Dawson moved to accept the Karras quote and move forward with the plantings project subject to Lloyd having an additional conversation with Karras to ensure we are getting everything according to the Lombardo plan. Gregg Parish seconded the motion and the motion carried.
- We are working on proper signage, in cooperation with the Sherriff Department, to obtain proper signage at all access points to properly notice No Trespassing and No Beach Access to help reduce trespassers and, provide support should we have a need to call the sheriff to remove a trespasser.

Old Business:

- Entry Sign: Our contractor is still working with the Town to get permitted. They feel that they have addressed all the concerns from the Town and are working to get it permitted for installation.

New Business:

- Engineering Survey. Quotes will be obtained from qualified companies and reviewed at a future board meeting. The Board can then determine if such a survey is needed, however, it appears that during insurance renewal such a survey may be required.
- Elevator Damage. During power washing our elevator was damaged requiring repair. We have made the contractor aware of the claim. We are awaiting bills to submit to the contractor.
- We have been requested by Privateer Board to support a letter to the Town of FMB requesting them to more clearly define and place signage deeded beach access points to help mitigate people walking across our properties. The board supports the letter and will coordinate with Privateer the submission of such.

Owner Comments:

- An owner expressed concern about the building next door and whether they will be pounding or screwing in pilings.
- An owner asked a question about our bike room. Lloyd Shroyer commented that the bike room is for owners only and there is nothing in the bylaws that restricts the number of bikes a particular can own. Proper signage is being hung so that all are aware that the room is for owners only while the owners are in residence and must be registered. We ask that owners be courteous to others and limit the number of bikes so

that all owners can have space. An amendment to the rule to limit the number of bikes per unit could be considered in the future.

- An owner commented that in the past Christmas decorations have been hung by a group of volunteers and not paid for as in the budget. Lloyd commented that while that it is true that is how the lights were hung in the past. we do not currently have any volunteers doing so which is why the 2022 budget includes a fee for seasonal lighting.

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

Respectfully Submitted,

Lloyd Shroyer

Lloyd Shroyer, Sunset Secretary

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