

# SUNSET INC.

Emergency Board of Directors Meeting  
October 13, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:05 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone.

Mark Hilton notified the board members on October 12, 2022, of the emergency board meeting for October 13, 2022. The meeting is also being recorded.

## Confirmation of a Quorum:

Mark Hilton confirmed with 4 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held.

## Secretary's Report

The minutes from the August 25, 2022 have been reviewed by the board members. Mark Hilton made a motion to approve the minutes, Emidio Carrico seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries. The minutes will be posted to the Sunset website.

**President Report:** Mark Hilton reported that a state of emergency was declared for Lee County and the city of Fort Myers Beach. Mark Hilton made a motion to declare Sunset Condominium an emergency disaster area. Emidio Carrico seconded. Vote taken Emidio Carrico, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries.

## New Business:

Belfor Restoration Company has been hired for debris removal, demolition, and reconstruction the damage from the Hurricane Ian. They will be responsible for electrical and plumbing repairs both within the building and getting hook up to the city utilities.

- Sam Morales is our project manager with Belfor.
- Ben Hiplert, our flood insurance adjuster, has determined after 6 hours and 900+ pictures that the flood from the storm surge damaged all first floor units to 4 feet, floating concrete parking floor, lobby, office, pump, bicycle rooms. Also, the garage and manager's residents were severely damaged. These structures as noted are covered by our flood insurance.
- Note that all utilities between the buildings and city, landscaping, tiki hut, swimming pool/equipment, parking lot, etc. are not covered by flood insurance.

- The aged roof has no cash value. Mark Hilton has been on the roof and there is very little damage. At this time there is some leaking occurring into Condo 1100. Bob Collins has contacted Crowther Roofing and they are to come soon and perform repairs as needed. Bob Collins is following up.
- Mark Hilton is contacting LCM to have them come and complete a re-engineering study to assess for any safety concerns. Fire Department engineer reviewed our structure and did not indicate that there were any structural issues.
- Wind mitigation adjuster has not been to Sunset, but should do the assessment before Tuesday, October 18, 2022. Any damage above 4 feet on the first floor should be covered by the wind insurance. Emidio Carrico did negotiate a 2% deductible which equals \$360,000. Mark Hilton noted that he thinks that wind damage will be less than our deductible.
- The Sunset's insurance is responsible for damage for the dry wall/sheet rock/out and the owner is responsible for the paint and personal items. There was discussion about windows that may need to be repair. Mark Hilton noted that he did not see a lot of water that entered the units by windows. There appears to be very limited damage to the lanai screens. A short discussion about who is responsible of the shutters.
- Discussion about the location of the generator room, bike room, etc. and if the city will allow us to replace and not have to bring those 'rooms' to new 1984 codes.
- Flood insurance review. FEMA regulates the deductible.
  - Deductible for garage contents is \$2000 with a value of \$15,000. Note that Steve Walz and Bob Collins are detailing the contents along with value.
  - Deductible for garage is \$2000 with a value of \$22,000.
  - Deductible of \$2000 for manager's residence with a value of \$153,000.
  - Deductible of \$2000 for Condo building with a value of \$16,500,000. (each unit is worth \$250,000)
- Emidio Carrico and Mark Hilton will get insurance monies in advance so that work can begin as soon as possible.
- Sam Morales from Belfor is focusing on getting damaged sheet rock removed and electrical/generator functioning to minimize mold damage. Belfor has a hygienists assess for health and safety.
- Bob Collins had the elevator cab raised above the flood level so minimal damage. TKE will be responsible for elevator repairs and work with Belfor to get a generator attached to help as demolition and repairs commence. Flood policy will cover the elevator repairs/part replacements.
- Bob Collins is contacting all of the first floor owners to determine what should be done with their personal items; these need to be removed so Belfor can start removing damaged walls and any items attached to the wall. Note that upper cabinets will not be covered. There may be issues with the counter tops that may be damaged when removing the lower cabinets. Tile floors should be okay, but will be cleaned and regouted as needed.
- Discussion about Bob Collins relocation. He has rented an apartment in Estero. Part of his compensation package included the expense of living onsite along with his electric

bill. Steve Walz noted that in 2018 that fringe amount was \$2000 for the condo and \$163 for utilities. Mark Hilton made a motion to add \$2163 housing allowance for Bob Collins, Linda seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries. Emidio Carrico will check with our accountants to find out if housing allowance is taxed in the state of Florida.

- Linda Durst asked if an owner could place a generator on the lanai to operate a dehumidifier. Mark stated that this would be against fire regulations.
- Stacy Howard and Linda Durst suggested that it may work to replace the manager's residence above a garage.
- Discussion about the timing of assessments that will need to be made for the damaged items that are not covered by insurance.
- Mark Hilton noted that each owner should contact their insurance agent and take pictures of any damage.
- Mark Hilton has been sending out emails to keep all up to date and at some point a board meeting will need to be scheduled with owners invited to answer questions.
- Stacy Howard noted that more committees in addition to the landscape committee that can involve owners in some of the future decisions about the pool/tiki hut/BBQ area.
- Owners could help with removing debris, cutting down bushes, and stacking the pavers.
- Mark Hilton noted that Sunset and FMB will rebuild. This is an opportunity to make improvements to our site. It may be 5 years, but the value of Sunset and our units will increase in value.

With no further topics to be brought before the Board, Mark Hilton moved to adjourn the meeting. Emidio Carrico seconded. Vote taken Emidio Carrico, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. The meeting was adjourned by motion and the recording was stopped.

Respectfully submitted,

*Linda Durst*

Linda Durst, Sunset Secretary