

SUNSET INC.

Board of Directors Meeting
October 27, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:08 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone. Many of the owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was sent to all owners and the manager by email on October 24, 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 October 13, 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.

Treasurer Report:

Emidio Carrico stated that the report from the accounting firm just arrived on October 26, 2022. He will review and give a report at a future meeting. Budget process is on hold.

Emidio Carrico explained that the 'emergency funds' or reserves at this time can only be used for the designated items. There is ongoing discussion with the state about whether these could be used for the hurricane damages. We already have a loan of \$100,000 from our reserve fund.

President Report: The Sunset Board declared a state of emergency for Sunset in an earlier meeting. This gives the board additional rights.

Mark Hilton summarized the progress being made at this time at Sunset.

Ben Hiplert, Claim Adjuster for our Floor Insurance, has been on site and looked at all the damages from the water surge and will have a full report within the next two weeks.

Ron Murchek from our insurance wind policy sent an adjuster to Sunset last Friday. There is no time line when the report will be ready.

Belfor is our restoration company and is a national company. They have their own employees and do not have to rely on outside companies for most of the work. They are working on the following:

- There is a generator on site with dehumidifier in all the units and heaters in some of the units.
- Debris has been removed from the garage parking area.
- Dry wall has been removed from units on the first floor and working on the cabinets to understand if the lower cabinets need to be removed; trying to save the cabinets.
- Demolition continues the first floor along with the final cleaning.
- Moisture mapping was completed on Sunday, October 23, 2022. Belfor's water technician is compiling data and this information will be emailed to the owners. Walls with high elevated moisture will be marked for sheet rock removal. Mark will email the completed mapping when he receives it. The units noted that have (high) elevated moisture are the following: 200, 205, 305, 400, 401, 500, 501, 600, 601, 605, 700, 704, 705, 800, 801, 805, 900, 901, 905, 1000, 1001, 1003, 1005, 1100, 1101. Please keep in mind that this list may change as units are being monitored.
- Temporary fence was placed around the building.
- Electrician on site on Thursday, October 27, 2022, to start the inspections and understand what needs to be done to restore power to the building.
- Belfor will remain on site until all the work is complete. They will be providing a scope of work and timeline. First goal was to get the clean-up complete and the water mitigation completed.
- If we request, Belfor will provide bids on any non-insured items. We will also get bids from other companies.
- Belfor is contracted to complete the electric and plumbing from the building to the street. Insurance does not cover the plumbing and electric from the buildings to the street.
- Belfor will notify owners that will have sheet rock removed when furniture needs to be moved away from the walls.

Insurance only covers the three buildings. The landscaping, pool, tiki huts, barbeque area, etc. are not covered.

Working to get an advance on the insurance monies. There are no dates or amounts for any assessments.

Landscape Committee will meet on site on Sunday, October 30, 2022, to discuss future plans. More to come after this meeting.

Public Adjuster, Jason Pruitt, Altieri Insurance Consultants, has been hired to assess the wind damage and provide a report to our wind insurance company for their approval. Jason Pruitt will act on our behalf so all wind damage to our buildings is noted and sent to our wind insurance company. He has been on site and will complete his report in 3-4 weeks. Note: He has requested that NO repairs should be started/done in your unit until further notice.

Please do not flush the toilets – the sanitary lines are still broken.

Important to not lock your units, so Belfor can continue their work without delays.

Mark Hilton stated that the fire department inspectors had stated that Sunset is safe. Mark Hilton and Emidio Carrico are working with LCM to complete a re-engineering study that needs to be done for future permits. This is called a post-hurricane inspection. This will cost approximately \$5000.00.

Bob Collins is working on the pool and should be allowed to continue work his long list. Victor is available to help if owners need assistants. Mark Hilton will email Victor's contact information.

Crowther Roofing did patch the SW portion of the roof that had been torn away. It was difficult to get anyone to repair sooner, because needed a crane to reach the roof. Due to being a flat roof, the Army Core of Engineers could not cover the open portion with a tarp. Rain did enter the building for several weeks.

Bob Collins working to get the elevators inspected and repaired.

It is recommended that each owner contact their insurance company and start a claim with FEMA.

Discussion about if there will need to be an additional structure to house the mechanicals. Our insurance policy does cover the cost that would be associated with meeting codes. The flood insurance covers replacement costs as dictated by FEMA. Wind insurance covers on a cash value. Emidio Carrico is investigating about SBA loans or low interest bank loans.

Emidio Carrico reviewed the flood insurance deductibles that are regulated by FEMA

- 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 stated that the wind mitigation insurance has a \$360,000 deductible.

Owner's Comments:

The meeting was open to the owners and all questions and concerns were addressed.

With no further topics to be brought before the Board, Mark Hilton moved to adjourn the meeting at 10:50 am. 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