

SUNSET INC.

Board of Directors Meeting
January 17, 2023 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:03 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, Deb Jones, and Linda Durst attended the meeting by phone. Some owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was emailed to owners on January 2, 2023. The meeting is also being recorded.

Confirmation of a Quorum:

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

President's Report:

Mark Hilton thanked the board members for working hard and giving of their time to Sunset.

Mark stated that the purpose of this meeting was to discuss and make a decision on two assessments.

First Assessment:

- Mark Hilton made a motion to approve an assessment of \$8000.00 per unit for Crowther Roofing to repair the roof on the tower for \$518,300.00 per their January 21, 2023 proposal. Emidio Carrico seconded. Mark Hilton asked for comments and questions from the board members and owners.
- Linda Durst asked if the bid included lightning protection that meets code. Mark Hilton stated yes. Mark Hilton will discuss the lightning protection with the cell vendors and Crowther Roofing.
- Stacy Howard asked if there was a date to begin repairs. Mark Hilton stated that the material is being ordered and Crowther Roofing is ready to start as soon as the material is available. Repairs may begin in 2-4 months.
- Mark Hilton called for a vote to approve the assessment of \$8000.00 per unit for Crowther Roofing to repair the roof on the tower: Emidio Carrico, Deb Jones, Linda Durst, Stacy Howard, and Mark Hilton with ayes. Motion carries.

Second Assessment:

- Mark Hilton moved to approve an assessment of \$10,000.00 per unit to cover the initial costs to start the repair and replacement to the grounds outside of the tower building. Stacy Howard seconded.
- Scott Drake gave an overview of the Ground Committee's work. The spreadsheet was emailed to owners. Scott Drake noted that the dollar amounts will change as quotes are received and additional items are added.

- Mark Hilton asked for comments from the board members and owners.
- Deb Jones asked if \$10,000 was the correct amount to ask for at this time. Scott Drake responded that the Grounds Committee agreed that \$10,000.00 would be a great help to get started with down payments. The committee realizes that there will be additional assessments.
- Mark Hilton reviewed the time it takes to approve an assessment. Two weeks to announce a special board meeting and then once approved, 4-6 weeks to receive the payments.
- Mark Hilton called for a vote to approve the assessment of \$10,000.00 per unit for to cover the initial costs to start the repairs and replacements to the grounds: Emidio Carrico, Deb Jones, Linda Durst, Stacy Howard, and Mark Hilton with ayes. Motion carries.

Emidio Carrico stated that Truist should be able to get the assessment statements mailed much sooner than the last assessment statement.

Emidio Carrico has been exploring getting a loan from SBA or a bank. Rick Dearing may have some suggestions.

Mark Hilton gave an update on the progress at Sunset.

- The sand has been removed from the pool.
- The concrete has been removed from under the tower building and moved to the street.
- MECA is drawing up plans and should have the electrical and plumbing drawings done in the next few days. The drawings will allow Belfor to start their work on the electrical and plumbing.

Reminder that the next board meeting is scheduled for Thursday, January 26, 2023, at 9:00 am EST.

The Annual Meeting will be Wednesday, February 15, 2023 at 9:00 am EST at Diamond Head Resort. Linda Durst stated that the owners will be receiving a packet in the mail with the Second Notice of the Annual Meeting, proxy form, and election material. This information was also emailed to the owners. Please complete the proxy form if you are unable to attend the meeting. The resort will provide pastries and coffee. Thank you to Steve and Cheryl Walz for arranging the meeting place.

Owners Comments:

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

With no further topics to be brought before the Board, Mark Hilton moved to adjourn the meeting. Emidio Carrico seconded. Vote taken Emidio Carrico, Mark Hilton, Deb Jones, 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