

SUNSET INC.

Board of Directors Meeting
January 26, 2023, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:06 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, Deb Jones, 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 January 23, 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.

Secretary's Report:

The minutes from the December 20, 2022, December 27, 2023 and December 29, 2022 have been reviewed by the board members. Mark Hilton made a motion to approve the December 20, 27, and 29, 2022 minutes, Emidio Carrico seconded. Vote taken and Deb Jones, 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 December financial report was emailed to the owners. The final report is being reviewed by the accountants for year-end review and tax purposes. The final report should be available for the annual meeting. The ending balance P&L came in a little better (maybe \$1500) than the focus.

Sunset did receive \$1,000,000 from wind insurance and placed this in a new account with a higher interest. This account will track insurance payments, assessments, and expenses for Ian and be visible on the financial statement in a newly created column.

Deb Jones requested the breakdown of the hurricane expenses for December, 2022. Emidio Carrico stated the expenses included \$10,000.00 down payment for Bronson Cooling, \$4800.00 for Indigo Plumbing, and \$3300.00 for the Propane tank.

Mark Hilton made a motion to approve the financial report, Deb Jones seconded. Vote taken and Deb Jones, Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

President Report:

MECA Engineering is working on the drawings for electrical, plumbing, structural, and mechanicals. The drawings will be reviewed/revise and then sent for permitting. The slab under the tower was removed. Next steps will be getting the electrical connected to FPL to decrease the electrical generator costs.

Wind Mitigation Engineers meticulously inspected the windows, doors and hurricane shutters in each unit for wind damage. Rick Dearing feels confident that any wind damage will be covered by insurance. Waiting for the report.

Mark Hilton stated that the board reviewed the application for membership for Evelyn Koornneef for unit 402. The board members approved this by email. Mark Hilton made a motion to confirm the application for Evelyn Koornneef for unit 402. Vote taken and Deb Jones, Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

The time commitment continues to increase for the Sunset restoration project. Mark Hilton requested help with following up on emails and phone calls. Emidio Carrico volunteered to contact the flood insurance company to find the status of the checks for the garage, contents, and manager building. Deb Jones volunteered to help and will work with Steve Walz who is focusing on the garage and manager building replacements.

Mark Hilton suggested that a board member be on any future committees. Stacy Howard and Linda Durst volunteered to help.

A future small committee could look at the design of the tower bathrooms and lobby area.

TKE Elevator has sent an invoice deposit to Belfor and checking with town for permitting. The current estimate of over \$700,000.00 is much higher than when the elevators were installed 6 years ago. Deb Jones and Rick Dearing are investigating the higher charges.

Deb Jones will be working with Sam Morales from Belfor to understand the process and serve as the liaison for outside contractors to place bids for future work at Sunset.

Rick Dearing, our Public Adjuster, is working diligently to help receive insurance money for all of the damages from hurricane Ian.

Annual Meeting is scheduled for February 15, 2023 at 9:00 am EST at Diamond Head Beach Resort. Please let Mark Hilton know if you are attending. Otherwise, please complete the proxy form and ballot. You should have received a packet in the mail. If you did not receive the packet, contact Linda Durst.

Next Board Meeting is scheduled for February 23, 2023 at 9:00 am EST.

Grounds Committee Report:

Beachside: Scott Drake reported that the committee has been working on replacing sand beachside and adding the rocks. Bill Perry is smoothing the sand and Metro is replacing the rocks beachside. The plan is to move the sand in the driveway and then determine how much more fill is required.

Swimming Pool: The committee met with a commercial pool contractor to determine the next steps. The pool liner is damaged and will need to be resurfaced. Code states that a pool should only be resurfaced twice. Bob Collins noted that the pool has been resurfaced several times. The surge tank is damaged and does not meet code. They presented an option to use a preassembled pool pit. The company noted that the coping tiles need to be replaced and the pavers may need replaced. The company noted that there would be additional costs for a permit and additional lighting if the pool is used after dark.

Landscaping: Meeting with Pelican Lawn and Landscaping next week.

Large holes around the tower: There is continue discussion with Shane Clarke about filling in the holes next to the tower.

Dave Vieceli stated that the parking lot lights, pool electrical, and garage electrical came from the tower through conduits under the driveway/parking.

Manager Report:

Bob Collins will spray paint the trees that need to be removed. Bob Collins is removing the exit signs and repairing some rails. Bob Collins noted that the light fixtures may need to be replaced.

T-Mobile has completed their work on the roof. Dish is completing their work on the roof in the next week. Bob Collins will follow up with T-Mobile and Dish on the plans for the new lightning installation.

Bob Collins spoke Crowther and they are waiting for supplies to arrive before scheduling.

Bob Collins will continue to follow up with the city on the bills for water and sanitary and will notify Emidio Carrico when he receives an update.

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. Linda Durst 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