

# SUNSET INC.

Board of Directors Meeting  
February 23, 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. 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 February 13, 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 January 13, 2023, January 17, 2023, and January 25, 2023, have been reviewed by the board members. Mark Hilton made a motion to approve the January 13, 2023 minutes. Linda Durst seconded. Vote taken and Deb Jones, Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries. Mark Hilton made a motion to approve the January 17, 2023 minutes. Emidio Carrico seconded. Vote taken and Deb Jones, Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries. Mark Hilton made a motion to approve the January 25, 2023 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 January financial report was not received yet and will be reviewed at the next board meeting. This financial report will be emailed to the owners when received.

## **President Report:**

MECA Engineering has been delayed because of family crisis. The drawings for electrical should be available next week. The drawings will be reviewed/revise and then sent for permitting. Next steps

will be getting the temporary electric connected to FPL and repairing the electrical and plumbing lines under the slab.

Mark Hilton gave an update from the organization meeting of February 20, 2023. Mark Hilton is the president, Deb Jones is the vice-president, Emidio Carrico is the treasurer, Linda Durst is the secretary, and Stacy Howard is the assistant officer.

Backflow installment has been cut back to the minimum code requirements of two foot of less.

Update on the manager's building: FEMA requires that a general contractor be in charge and provide a bid for the whole project. Deb Jones has scheduled meetings with general contractors to see if we can get a bid under the \$155,000.00 threshold. If the threshold is met-MECA will provide the drawings and submit to Fort Myers Beach town for approval. Mark Hilton noted that the general contractor will be able to take bids from independent contractors.

Elevator repair –TKE noted that the elevator computer items on the roof were not damaged and would not be covered by insurance. TKE is proposing replacing the parts that were damaged by Ian and will be covered by insurance. Mark Hilton will email the proposal to the owners.

Sunset is still waiting for the checks from the Flood Insurance-checks were sent but never received, so are being reissued. Belfor has not invoiced Sunset for their services to date.

### **Grounds Committee Report:**

Grounds Committee is meeting with Gregory Disario, RLA, from DMJA Landscape Architects on March 24, 2023 for the Q and A. The contract with DMJA was signed.

Approximately 50 owners responded to the survey. The results of the survey will be used in the future. The committee can research items that showed interest. The responses will be used for guidance as Sunset moves forward with repairing the grounds and for future enhancements.

Paver Update: Bill with Accurate Pavers met with Bob Collins and will have a proposal in two weeks. Rob at Paradise Pavers met the committee and is willing to return once the architecture plans are drawn.

Deb Jones has a meeting Monday, February 27, 2023, with a company that can fill the holes in the parking lot. The Grounds Committee will be invited to attend. This company also does paver installation and understands the filling/packing required for the parking lot.

One concern with the wastewater/catch basin on the north side of the building. Deb Jones will meet with MECA to discuss.

Mark Hilton discuss the issue with getting in contact with Dish. Bob Collins continues to try and contact Dish.

Century Link Invoice that Sunset continues to receive. Bob Collins has spoken with the company and Mark Hilton will continue to reach out to them. The bills pre-Jan are paid in full.

Mark Hilton moved to consider and discuss the Island Wind Condominium contribution that Dave Vieceli has suggested. Dave Vieceli suggests that Sunset contribute \$6600.00 to help with the Island Wind's lawyer and engineering fees. Island Wind has spent over \$25,000 to keep the beaches from Sunset to Wyndham from being declared as critically eroding. Emidio Carrico was concerned that Sunset may not be able to contribute without an invoice and there may be other issues that do not allow this type of a contribution. Emidio Carrico suggests that our lawyer review and give his input. Mark Hilton suggested that a 'go fund me' or owner donations could be used to support Island Wind.. Dave Vieceli felt that it is important to show that Sunset is supporting Island Wind's efforts. The owners were asked for their comments/questions.

Mark Hilton made a motion that the topic of Island Wind Condominium contribution is postponed until further research from our attorney. Emidio Carrico seconded. Vote taken and Deb Jones, Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

Ongoing discussions with FMB to get a 5-year maintenance permit for Bill Perry to get a box blade to better move the beach sand.

Sunset is still waiting for the checks from the Flood Insurance-checks are being rewritten.

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

**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, 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

