

SUNSET INC.

Board of Directors Meeting
April 27, 2023, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:01 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, Deb Jones, and Linda Durst attended the meeting by phone. Bob Collins and 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 April 24, 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 March 14, 2023, and March 30, 2023, have been reviewed by the board members and changes made. Mark Hilton made a motion to approve the March 14, 2023, and March 30, 2023, minutes. Stacy Howard 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 March financial report was emailed to the owners. One change in March was needed-interest income was moved from the reserve account to the lan account. Running slightly better on budget. It appears that the water and sanitary bills from Fort Myers Beach are corrected. TKE has removed the monthly charges for elevator maintenance fees. The cable TV bill is now corrected and not being billed.

Deb Jones had a question about some of categories for the lan expenses. Deb Jones and Emidio Carrico will work together on making any additions on the lan account.

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

First quarter QMF's have all been paid and most of the second QMF's are paid. There is one outstanding special assessment and it was noted the owner is keeping in contact with Emidio Carrico.

President Report:

Mark Hilton reminded that every owner could bring thoughts and ideas to the board. Very important that no one discounts other owner's suggestions or comments.

New Business:

Deb Jones and Steve Walz gave a report on the manager's building.

- Two choices – rebuild with the FMB 50% rule or tear the building down. Currently working on the cost of restoring the building with an appraisal of \$309,000. Sunset must hire a general contractor to oversee the restoration. Deb Jones has received some bids.
 - One company declined to bid.
 - One company suggested we use a local contractor.
 - One company has not responded.
 - One company did respond that they felt that they could rebuild for \$154,500 which is the current dollar amount to meet the 50% rule. Deb Jones explained that there are other costs (engineering drawings, termite control, appliance, etc) associated with the rebuilding that are not included within the 50% rule.
- There have been several appraisals on the value of the manager's building. There was discussion about the appraisals. Deb Jones will take the \$580,000 appraisal to FMB and see if it meets their approval. This appraisal would increase the amount of money to rebuild with the 50% rule.
- The board members discussed getting additional estimates on engineered drawings before deciding on MECA's bid. Deb Jones will get some additional estimates on engineered drawings.

Ground Committee Report:

Kellie Grahek is stepping down from the committee. This leaves 7 members. The board will have to approve any additional owners joining this committee.

The sand has been delivered to Sunset. Waiting for a signed permit for Kwan Construction to fill the holes. Deb Jones will continue to work with Kwan Construction to get the holes filled. Deb Jones gave a review of FMB and the state's direction on the sand that can be used on the island.

Working with swimming pool companies to get bids on repairs including heaters, pumps, resurfacing, pool deck, etc. There is ongoing discussion as the committee gets more information to understand all the options. Deb Jones is working to get bids for engineering plans for the pool. A surveyor may be hired to check to see if the pool moved during lan.

Deb Jones has emailed five companies to get quotes for repairing the parking lot. These companies are waiting to get the holes filled to determine the square footage. The company that supplied the pavers did agree that they could match the pavers with a minimum order.

The committee met on site with Gregory Disario, RLA, from DMJA Landscape Architects, on Wednesday, April 26, 2023, to review the drawings and asked questions. Good discussion about bench seating, bike storage, EV charging, ADA compliance, barrier for lights during turtle season, BBQ area, and lighting, etc. Gregory Disario is recommending a type 2 LDO which would allow Sunset to add up to 8000 square feet in impervious areas. Greg Disario suggests meeting informally with the city.

Mark Hilton thanked Deb Jones, Steve and Cheryl Walz, Donna and Dave Vieceli, Kellie Grahek, Ann Adare, and Diana Hilton for their work in gathering great information and exploring so many options to restore and improve the grounds.

Manager Report:

The board members and owners appreciate the work that Bob Collins is doing around Sunset. Bob Collins continues to check units for any air conditioning issues and work on cleaning up the grounds.

The elevator pit needs to be cleaned out so that TKE can start repairs on the elevators. Bob Collins has a quote of \$1500 for both pits. Mark Hilton will sign this invoice.

Crowther Roofing and the cell companies will be starting work on the roof on June 5, 2023.

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, Deb Jones, 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