

SUNSET INC.

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

Mark Hilton called the meeting to order at 9:02 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Deb Jones, Stacy Howard, and Linda Durst attended the meeting by phone. Many owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was sent to all owners and the manager by email on July 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 Report:

The minutes from June 29, 2023, have been reviewed by the board members and updates completed. Mark Hilton made a motion to accept the board meeting minutes for June 29, 2023. Deb Jones seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico, Deb Jones, and Linda Durst with ayes. Motion carries.

Treasurer Report:

Emidio Carrico stated that the June financial report was emailed to the owners. Balance sheet and P&L look good. One special assessment (\$18,000.00) remains outstanding. Sunset's accounting firm has been asked to look at the insurance expense for the month of June. Tracking the Ian/rebuild analysis (expenses/payments) is perfect on the actual to date. The estimated is off by approximately \$400.00- this is being investigated.

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

President Report:

Structural drawings and mechanical drawings are ready for permitting. Electrical drawings are waiting for the photometrics study to be completed. All three drawings need to be submitted to the City of Fort Myers Beach at the same time. It may take 2 months for the city to issue the permits. Once the permits are approved, the work under the tower will be completed and the slab poured.

Estimate from Belfor after permit is received for work under the tower:

- AES Electrical 4-6 weeks
- Indigo Plumbing 3-4 weeks
- Pouring Slab 3-5 weeks
- Block walls 2-3 weeks

Belfor has assigned Rick Marye as site manager. Shane Clarke is taking some time off and will return to assist Rick Marye. Belfor is checking on the number of sheet rock needed and feel that it will take 4-5 weeks to hang the sheet rock.

Rick Marye has contacted TKE to get an update from the manufacturer to know when the supplies will be ready to be installed.

Crowther Roofing work is complete except for finishing the lightning cable.

Thank you, Bob Collins for continuing to check on the A/C units and letting owners know when there is an issue.

Belfor and Bob Collins are making the security fence more secure so that someone cannot just move the barriers to gain access to the units.

Rick Dearing, Belfor, and Flood Carrier (Administrative Strategies) have submitted their estimates for the repairs needed. There is a significant difference between Belfor/Rick Dearing and the Flood Carrier. Rick Dearing is responsible for negotiating and getting the Flood Carrier to agree to pay for the needed repairs.

New Business: Deb Jones made a motion to discuss the bid from Accent Brick Pavers for \$76,390.00. Mark seconded. The Grounds Committee reviewed 2 bids and recommended Accept Brick Pavers. Deb Jones explained that the bid does not include parking stops. Accept Brick Pavers would install approximately 86 parking stops for \$3010.00. Discussion by the board members with decision to not include the parking stops. The bid does not include the permit. Mark Hilton made a motion to approve \$76,390.00 for Accent Brick Pavers to replace the pavers. Deb Jones seconded. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

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. Deb Jones seconded. Vote taken Deb Jones, Mark Hilton, Stacy Howard, Emidio Carrico, 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