

# SUNSET INC.

Board of Directors Meeting  
August 24, 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, 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 August 21, 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 July 27, 2023, have been reviewed by the board members and updates completed. Mark Hilton made a motion to accept the board meeting minutes for July 27, 2023. Emidio Carrico 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 July financial report was emailed to the owners. Balance sheet and P&L look good. The last special assessment (\$18,000.00) was received in August. Sunset's accounting firm has corrected the insurance expense to approximately \$29,000 for each month. Belfor was paid \$2,000,000 (partial payment) from insurance proceeds. The remainder of the bill from Belfor is being reviewed by Rick Dearing, Belfor, and the flood/wind insurance adjusters before making any additional payments.

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

## **President Report:**

Mark Hilton stated that the Sunset family mourns the passing of long-time owner, Jack Deme, unit 1005. Condolences to his wife, Marie Deme.

Rick Marye, new site manager for Belfor, emails a weekly update. Mark Hilton reviewed his emails:

- Structural drawings are being updated with the windows/doors for the lobby area and should be done by the end of August.
- Electrical drawings are being updated with the photometrics study and should be ready at the end of August.
- Belfor will submit drawings to the City of Fort Myers Beach for permitting when the drawings for completed.
- TKE's elevator parts should start arriving and be at Sunset by the end of October. Installation is estimated to be 4-6 weeks.
- Crowther Roofing work is complete except for finishing the lightning cables which are scheduled to be done in September. The final inspection will be done as soon as one additional repair is done. Note that the final inspection can be done before the lightning cables are installed.
- Belfor has counted the amount of sheet rock needed. Sheet rock can be installed on floors 2-11 as soon as the final roof inspection is done. A permit is needed to hang sheet rock on the first floor because of the 50% rule.
- Stafford Engineering, Inc. will complete their drawings for the manager's building by the end of August. The drawings will be sent to contractors for bids.
- Belfor will do pressure testing on the water lines in each unit before installing the sheet rock.
- Belfor emptied the rubbish in the trash chutes.

Thank you, Bob Collins for continuing to check on the A/C units and door locks and letting owners know when there is an issue. Each unit must have A/C operating for Belfor to hang sheet rock.

Thank you, Deb Jones and the Grounds Committee, for your diligence in following up with all the issues to get the grounds restored.

## **New Business:**

The grounds are overgrown and need to have a professional complete clean up and ongoing maintenance. Cleanup would include mowing, some trimming, blowing and minor weed spraying.

Mark Hilton made a motion to have Pelican Lawn & Landscaping clean up the property for \$387.00 and additional visits for \$258.00 for continuous maintenance of our property when necessary. Deb Jones seconded. No comments/questions from the board members. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

Parking issue under the tower raised by Steve Walz and several owners. Steve Walz made a motion to change the rules so that there is one parking spot per unit under the tower. This change would help maximize parking for all owners. Mark Hilton seconded. Discussion by board members. Mark Hilton clarified that the Declaration of Condominium Item 12.5 Parking would need to be amended to limit one tower parking spot per unit going forward by owner ballot voting. Owners that currently own more than one tower parking space would be grandfathered in. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

Deb Jones made a motion to discuss the proposal from Naples Well Drilling, Inc. to inspect and complete rehabilitation of our current wells. Mark Hilton seconded. Discussion by board members. Mark Hilton made a motion to accept the bid from Naples Well Drilling, Inc. for \$7,500.00 to inspect and make recommendations as needed. Linda Durst seconded. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

David Vieceli made a motion to discuss the appointment of Alan Goldenberg to the Ground's Committee. Emidio Carrico seconded. Discussion by the board members and owners. Linda Durst made a motion to postpone the appointment of Alan Goldenberg to the Ground Committee to the next meeting. Mark Hilton seconded. Vote taken and Deb Jones, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Stacy Howard with nay. 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. Linda Durst 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