

SUNSET INC.

Board of Directors Meeting
January 17, 2024, 9:00 a.m. EST

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

Mark Hilton confirmed that proper notice was sent to all owners and the manager by email on January 14, 2024. The meeting is also being recorded.

Confirmation of a Quorum:

Mark Hilton confirmed with 4 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held.

New Business:

Mark Hilton stated that this board meeting is to review the candidates that are running for the 2024-2025 board and accept any additional candidates. There are three available positions for the 2024-2025 board. There are three current board members, Mark Hilton, Stacy Howard, and Linda Durst, running for reelection. New candidates are Ann Adare, Richard Musto, and Dave Vieceli. There were no concerns voiced by the board members. Mark Hilton opened the floor for Dave Vieceli, Diane Linton, and Rosalie Pauck to speak on this agenda item per their email request to Mark Hilton.

Mark Hilton stated that the next issue for the board to review are general contractor's proposals to inspect individual units with estimates to rebuild each unit. Deb Jones made a motion to discuss hiring a general contractor to inspect Belfor's work and estimate the cost to return each unit to pre-lan condition. Mark Hilton seconded. Deb Jones reviewed Belfor's request to have a COS (certificate of satisfaction) signed by Sunset on each unit at the completion of the drywall restoration. Sunset's attorney suggested that best practice is to hire a licensed insured contractor to do a final inspection walk thru and sign a single form for all units. She explained that Belfor did find some plumbing connections and electrical parts that were not up to code and Belfor fixed them. Deb Jones received three proposals:

- JCI Home Services bid was \$380.00 per unit or a total of \$25,080
- Top Quality Contractors, LLC bid was \$95.00 per unit or a total of \$6365.00
- Sunset Builders and Maintenance bid was \$136.00 per unit or a total of \$9000.00

Board members asked questions and commented on the bids. Mark Hilton opened the floor for Ann Adare, Dave Vieceli, Doug Cardwell, Diane Linton, and Rosalie Pauck to speak on this agenda item as per their email request to Mark Hilton. Deb Jones made a motion to hire Sunset Builders and Maintenance to meet with the board to create a check list of items that need to be inspected, inspect Belfor's work, complete a COS for each unit, and give a free estimate for the cost to return each unit to

pre-lan condition. Mark Hilton seconded. Vote taken Deb Jones, Mark Hilton, Stacy Howard, and Linda Durst with ayes. Motion carries.

Owner's Comments:

With no further agenda items to be brought before the Board, Mark Hilton moved to adjourn the meeting. Deb Jones seconded. Vote taken Deb Jones, Mark Hilton, Stacy Howard, 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