

SUNSET INC.

Board of Directors Meeting
February 28, 2019 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer was traveling so Todd Dawson called the roll. Todd Dawson, Gregg Parish and Mark Bishopp attended by phone. Lloyd Shroyer did not attend. Steve Walz and Bob Collins were in the office. Owners Dave Vieceli, Diane Linton and Doug Daniel were in the office.

Todd Dawson welcomed all and wished to confirm that proper notice was given and the meeting's agenda was posted. The meeting is also being recorded.

Secretary's Report

- Todd Dawson standing in for Lloyd Shroyer confirmed that the Minutes of the January 23, 2018 meeting were electronically approved and posted. Mark Bishopp moved and Steve Walz seconded the approval December 19, 2018 minutes. Motion carried. The meeting minutes were posted on the Sunset website.

Treasurers Report

- Steve Walz reported that the January financial statements are generally running to budget. Two items caused the operating fund to show slightly over budget. One was moving the bonus payment for Bob Collin's from December to January at his request. The other was the payment for termite extermination.
- All association fees have been paid except for one unit which was due to the death of the owner. The heirs were contacted, and they will be paying for the full year very soon.
- Gregg Parish moved and Mark Bishopp seconded a motion to accept the January financials as presented. Motion Carried.

Presidents Report:

Todd Dawson reported on the following information:

- The Annual Meeting was relatively well attended and went very well. An item brought up at the meeting was a request that we put a timer light on the beach side lights. That item will be discussed in this meeting as New Business. The next Annual Meeting and Election will be February 19th, 2020.
- T-Mobile has made contact with Sunset asking additional questions which is a good sign that they are preparing to start the project with Sunset. Per the contract with T-Mobile they will make a payment of \$36,000 to Sunset within 30 days after the projects

commencement. Todd Dawson will reach out to see if they have a commencement date yet for the project.

Manager's Report:

As a reminder the Board is using a spreadsheet to track Bob's projects and to provide a method for him to update the Board.

- In addition to the report, Bob did report that he finished strapping down the recycling dumpsters.
- He is prioritizing finishing the GFI project. When completed if we are still having electrical problems an electrician will be called to see if the problem can be identified and fixed.
- Mark Bishopp asked if it was time that the grills should be replaced as they were looking rather rough. Bob said that the grills typically are replaced annually and he will do that soon.

Landscape Committee Report:

- Dave Vieceli was in attendance and reported the landscaping is squared away for the season and that things are in a general maintenance mode right now.

Social Committee Report:

- Cheryl Walz and Patsy Daniel were not present. Steve Walz stated that the current thinking was to not have a St Patrick's party but rather move it to an end of the month party at a date TBD.

Old Business:

- Website Upgrade –
 - a. Rental Page: An email was sent to all owners asking if they would like to list their Unit number and email on a separate page of our website as available for rent. Todd Dawson checked with Sunset's attorney and he had no objections but said that Sunset should be clear on the page that the Association has nothing to do with the rental of a unit from an owner as is not liable. Dave Vieceli also requested that the Sunset Short-Term Rental Opt-Out number be put on the page. Todd Dawson agreed. Several owners have already sent emails requesting their unit be listed. As soon as practical we will update the website.
 - b. Secure Page: Todd Dawson was still exploring our website to see if we could put a secure page on the site that could be logged into by Owners. The secure site would be a place to post financials and other such confidential information.
- Advance Paver Claim. We now have actual quotes on the cost to replace our pavers damaged by the Advanced garbage trucks. We will forward that claim to Advanced and our attorneys for follow-up.

- Sand/Sod/Rocks – Steve Walz received a quote to have the area on the Sunset side of the rocks to have the extra sand dug out and hauled away. The area of concern is the southernmost portion of the beach side where the sand has been accumulating in the rocks and actually raising the level of ground on the east side of the rocks. It was suggested that a few other quotes be received. A discussion was had with the Board and those present that using a skid loader to remove the sand and hauling it away is probably the most logical way to handle the situation. Sod will then be laid and our fire hose can be used to clear the rocks from the accumulated sand. As turtle season begins May 1 we will need to have our work accomplished by then. To avoid too much disruption with the high season we will schedule the work to begin mid-April. Additional quotes will be gathered for a vote during the March meeting and work to begin mid-April.

New Business:

- Paver cleaning/Sealing – Lloyd Shroyer received 4 quotes from various vendors on the cleaning and sealing of our pavers. The Board reviewed and discussed the quotes and Lloyd's notes. Todd Dawson moved and Steve Walz seconded that we move forward with the quote from Paver Seal Team to clean and seal the pavers and Able and Willing Pavers to replace the damaged pavers. The motion carried. Todd Dawson and Steve Walz will coordinate signature of the documents for Paver Seal Team. The Board wished to thank Lloyd Shroyer for all his efforts in getting vendors out to our property and collecting the bids in a manner that can be easily understood and voted on.
- Beach Side Light Timer: Several Owners have requested a timer on the beach side light so that the light will shut off around 10. The light can be an annoyance for people sleeping and it also creates a lighted area on the beach that can attract unwanted attention. After discussion Todd Dawson moved and Steve Walz seconded the motion for Bob to contact an electrician and get a timer placed on the beach side lights. Bob will provide the quote to the Board prior to installation.
- Cable: The Comcast contract expires 4/1/2020 and will automatically renew unless we provide 90 days advanced notice. Sunset will be talking with Comcast to see if they are willing to rewire the entire building to upgrade our cable. In an earlier meeting Dave Vieceleli identified another vendor Fision that provides bundled cable, internet and phone. It would certainly be a good time to explore all of the options available in the area for cable services. Dave Vieceleli forwarded the information he had on Fision and will provide additional information upon receiving it from their marketing people. Gregg Parish also mentioned that he is aware of other condo associations using Direct TV. Todd Dawson and Dave Vieceleli will work together to collect the information on available systems and costs.

Owner Comments:

- Dave Vieceleli asked if the number painting on the parking bumpers could be prioritized. Bob agreed.

- Diane Linton commented that she thought the Sunset property including the grounds, landscaping, lobby and elevators look beautiful.
- There was also a discussion and clarification on the new parking hang tags and stickers. The hope is to have the usage begin March 1 with an understanding that it may take a bit of tolerance for a week or so. Bob will begin putting the hang tags on the door knobs of units to make sure owners/renters/guests get their hang tags. While March and April are the prime concern for the parking control owners and guests should be using the hang tags and parking stickers all year long. A notice will be written up and stuck in the elevators to remind people of the use of parking stickers and hang tags.
- There was a concern that contractors were not all signing in. New signs have been ordered and will be placed reminding contractors to sign in.

With no further topics to be brought before the Board, Mark Bishopp moved and Steve Walz seconded a motion to adjourn the meeting. Motion carried.

Respectfully Submitted,



Lloyd Shroyer
Sunset Secretary

The next Board Meeting is tentatively scheduled for March 28, 2019 at 9:00 a.m.