

SUNSET INC.

Board of Directors Meeting
May 27, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Todd Dawson called the role. Todd Dawson and Emidio Carrico attended the meeting by telephone. Steve Walz and Bob Collins were in attendance in the office. Lloyd Shroyer and Jonathan Stoner were unavailable. Owners, Dave and Donna Vieceli and Doug Cardwell were present in the office.

Todd Dawson confirmed that proper notice was posted on May 24, 2021. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with 3 of the 5 board members present the quorum requirements were satisfied, and the meeting can be held.

Welcome to Emidio Carrico

- Todd Dawson reported that with the departure of Mark Bishopp from the board after he sold his unit, the board elected Emidio Carrico to the board to serve out the remainder of Mark's term which expires in February 2022 at the Annual Meeting.

Secretary's Report

- The minutes from the April 29, 2021 meeting were circulated for review. No changes were requested. Steve Walz moved to accept the minutes as provided with Emidio Carrico seconding. The motion carried. The approved minutes will be posted to Sunset's webpage.

Treasurers Report

- Steve Walz provided a review of the March 2021 financials for Sunset.
 - The Operating fund was slightly over budget for the first four months of the year.
 - The water and sewage bill is running high and Steve will look into it further and into past years to see if the bill will "true up" as the year progresses with less people in the building.
 - The Replacement fund is currently under budget as there were minimal expenditures in the first months of the year. However, we do have the anticipated expenses coming in the form of approved project expenses. Specifically, the board had already approved \$14,000 for the entrance sign, \$10,000 for the firewall in the pump room, \$11,000 for expansion of the parking pavers. In addition, we have a potential project of \$6,500 for providing

electricity to the sign. Add all that together and we have very little additional room in the Replacement Budget for the year.

- After discussion, Todd Dawson moved to approve the financials as presented. Emidio Carrico seconded the motion and the motion carried.

President's Report:

- Insurance Renewal: Todd Dawson, Emidio Carrico and Steve Walz attended a conference call with the Sunset insurance agent Greg Havenmeier of Gulf Shore insurance to discuss the proposals for the coming year.
 - Note that during our budgeting process last year Greg suggested we plan for a 25% increase in our premiums due to the market predictions at the time.
 - In actuality, if we keep our insurance coverage with a 1% deductible as we have enjoyed in the past, we are only going to see a 16% increase in premiums based on our fine history of minimal claims.
 - After discussion Steve Walz moved to renew our insurance coverage with a 1% deductible. Emidio Carrico seconded the motion and the motion carried.
 - Todd Dawson moved to add Cyber Liability for the small amount of \$629 as suggested, Steve Walz seconded, and the motion carried.
- We received a draft contract from Dish to add cellular antennas on our roof. Our attorney has reviewed the contract and did not suggest any changes. The contract if Dish moves forward will bring the association and funds to the association.

Fence/ Planting Vote Results

- The results of the Fence/planting vote were reviewed with the Board. The vote as tallied was:
 - Option A Fence Only: 7 yes – 29 no
 - Option B Plantings Only: 31 yes – 9 no
 - Option C Both Plantings and Fence: 29 yes – 28 no.
- Todd Dawson stated that as no one option A, B or C received a needed 34 votes that none of the options passed the owner's vote. That met with considerable objection and ire as some believed that it would be appropriate to add columns together to get the necessary vote total needed for passing. Todd Dawson stated that wasn't the intent of the ballot.
- Others present stated their belief that the manner in which the vote was conducted, and ballots counted was illegal and unethical and requested the board reach out to our attorney. Todd Dawson stated that the secret balloting the individual was referencing was related only to the election process and not votes of this nature. However, Sunset will reach out to its attorney to determine if any Florida condominium laws were violated.
- No decision was reached during this meeting.

Manager's Report:

- Bob met with painters suggested by Austin of Sherwin Williams to get a quote on painting the pool wall, big S and awning and we will receive a quote in the near future.
- 1101 main valve has been changed as discussed.
- Pump Room has been cleaned out so they can do the work needed. We are still awaiting approval for the wall in the pump room. We are ready to go as soon as we receive approval.
- We are contacting companies to give us a quote on determining if we have any pool leaks as our water bills seem to be running unusually high.
- Still awaiting a quote from Crowler's Roofing on the cost of a new roof for the main building that the Manager's building. We have requested at least a rough estimate so that we can put a better number in our budget planning process.
- No update on a quote from AmeriGas to bury the propane tank.
- Electrical outlets as requested by the Fire Inspector were and installed.
- No quote has been received to professional light the property for Christmas.

Landscape Committee Report

- We received an invoice from Karras invoice for replacement of plants and in addition Dave Vieceli submitted an invoice for money they have spent. Those types of invoices should go under the approved \$3,000 budget for Landscaping and need no further board approval. They will be paid accordingly.
- Nutting of the Palms will be scheduled as it normally is on a bi-annual basis.

Social Committee Reports:

- We need Social Chairs for the 2021 season!

Old Business:

- Our sign contractor is having difficulty in the permit process. Changes may need to be made to the sign or the way it is secured to the ground. If changes are required, he will come back to us.
- Paver expansion is in the permit process as well and awaiting approval.
- Paver sealing will be held off until the expansion project is completed.
- Todd Dawson stated Lloyd Shroyer has been in contact with the town regarding replacing our electrical conduit that fed our signs. The town is not accepting responsibility as there was no locator wires.

New Business:

- Bailey 804: Seeking approval to install new windows and sliders in their unit. The new materials meet the Sunset specifications. Lloyd Shroyer previously moved by email and Steve Walz seconded the motion. The motion carried.

- Steve Walz suggested that as we approve alternative floor covering that during installation a snapshot or confirmation that the matt was installed should be added to the procedure.

Owner Comments:

- An owner made a comment on how nice the pool water has been lately.

With no further topics to be brought before the Board, the meeting was adjourned by motion.

Respectfully Submitted,

Lloyd Shroyer

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday July 1, 2021 at 9:00 a.m.