

SUNSET INC.

Board of Directors Meeting
July 29, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Lloyd Shroyer, and Emidio Carrico attended the meeting by telephone. Jonathan Stoner was unavailable. Bob Collins was present in the office. Owners Doug Daniel, Cheryl Walz, and Marcia Bailey were present in the office.

Todd Dawson confirmed that proper notice was posted on June 26, 2021, with a courtesy copy being emailed to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with 3 of the 4 active board members present the quorum requirements were satisfied, and the meeting can be held. It is noted that Steve Walz resigned from the board and had not yet been replaced.

Secretary's Report

- The minutes from the May 27 and July 1 meetings were circulated to the board via email for review. No changes were requested. Emidio Carrico moved to accept the minutes as submitted and Todd Dawson seconded the motion. The motion carried. The minutes will be posted to the Sunset website.

Treasurers Report

- Steve Walz resigned from the Sunset Board and the position of Treasurer. Emidio Carrico has agreed to step into the position. Todd Dawson and Emidio Carrico then provided a review of the June 2021 financials for Sunset.
 - The Operating fund was slightly over budget. A substantial portion of that overage can be attributed to our water bill which has been running high. Earlier it was thought to be attributed to increased occupancy. However, it now appears that we may have a leak in the pool. Bob Collins has scheduled Red Rhino pool company to pressure test the lines and determine if we have a leak. Insurance is running a bit lower than budgeted due to our rate increases not taking affect until July. Additionally, we budgeted a higher increase in insurance renewal rates than we will experience based on our good history.
 - After discussion, Lloyd Shroyer moved to approve the financials as presented. Todd Dawson seconded the motion and the motion carried.

President's Report:

- Treasurer Position
 - Emidio Carrico is replacing Steve Walz as the Treasurer for Sunset with thanks for the rest of the board. As Emidio is not on premises to receive bills Emidio and Bob will begin forwarding any bills to our accounting firm. The addresses will be changed to have our accounting firm as the mailing address so that all bills will be forwarded to the firm directly in the future.

- Fence/ Planting What's Next
 - Draft materials for a new vote were submitted to the board for review and comment and edits.
 - The board will submit edits to Todd Dawson for resubmission to the board. Once the board approves the materials will be sent to the owners for a vote.

Manager's Report:

- Bob Collins reported on activities for the month.
 - The Fire Inspector came back and walked the building with Bob issued a report. We have 4 storage units that are still in violation and Bob will take care of cleaning the cages out to comply.
 - The paint contractors were onsite to come up with a color blue. The color will be close to matching the Sunset letters under the awning and all the blue will be matched to that. We will have one color blue now on the letters, the big S, the awning, the sign, and the pool. Anything blue will be this color and the number is on file.
 - Bob will send the blue and white color numbers to Bella, our sign company.
 - Pool. We are losing water at a rate that it is difficult to keep the chemicals balanced. As an experiment, Bob shut off the automatic overflow and we lost about 3 inches of water overnight which clearly indicates we have a leak. Todd made a calculation that based on the size of our pool 3 inches represents about 2,700 gallons of water lost overnight. Multiply that by 30 days and that loss equates to an estimated \$1,500/mo extra added to our water bill. Based on our findings Bob contacted Red Rhino and scheduled them to come to Sunset and pressure test the pool lines to determine if there is a leak. The earliest they could get us on schedule is August 11.
 - Florida Painters are scheduled for September 13th to paint the big S on the building and the pool.

Landscape Committee Report

- The board received a letter from Landscaping Committee:
 - Karas is schedule to move and relocate the palms in the planter to be repaired to the locations previously identified.

Social Committee Reports: We need Social Chairs for the 2021 season!

Old Business:

- DISH 5G – We have not had any further communications from them.
- Verizon is coming out to Sunset to do a site audit.
- The permit for the wall in the pump room was rejected. The contractor is submitting additional drawings and details to resubmit the permit.
- The paver expansion project has been permitted and work will begin soon. Lloyd will help coordinate between Able & Willing pavers, Karas landscaping and our Paver Seal Team so that the work will be done in order.
- Entry Sign: After receiving needed paperwork from Sunset, Bella is submitting permit applications for our new sign.
- Crawler Roofing had not yet provided the quotes for the roof projects. As a reminder these roof quotes on the main building and managers house are only for the purposes of providing us a more accurate number for budgeting purposes.
- Professional Exterior Lighting. We have never heard back from the contractor to receive a quote. Lloyd will see if he can get a quote from another vendor just to see if it is even feasible.

New Business:

- AC Drain Cleaning: Indigo Plumbing submitted a quote to Sunset to clean the common drains in the building including our common AC drains from the floor of the building to the French drain. This is not a cleaning of unit drains. It is the cleaning of the drains from the garage floor to the French drain. The quote is for \$1,700. Lloyd Shroyer moved to accept the quote and Emidio Carrico seconded the motion, the motion carried.

Owner Comments:

- An owner asked if we could have the plumber blow out each individual unit's AC line. The board has been hesitant in the past to take such actions inside an owner's unit due to the potential of damage that could be cause. Bob can ask Indigo for a per unit estimate.

- An owner commented that earlier in the Estero project had a budgeted number that included plantings and that any future ballot should include a reference that part of the project was already budgeted.
- An owner commented that several plants appear dead and there are a lot of weeds. Bob will contact the Landscaping Committee to make them aware.

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 August 26, 2021, at 9:00 a.m.