

SUNSET INC.

Board of Directors Meeting
September 30, 2021, 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Lloyd Shroyer, and Gregg Parish attended the meeting by telephone. Jonathan Stoner was unavailable. Emidio Carrico and Bob Collins were present in the office. No owners were present.

Todd Dawson confirmed that proper notice was posted on September 27, 2021, with a courtesy copy being emailed to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with 4 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held. Todd Dawson note that Gregg Parish was recently voted into the Board by a Board vote to fill a vacancy.

Secretary's Report

- The minutes from the August 26, 2021, and September 23, 2021, 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

- Emidio Carrico provided a review of the August 2021 financials for Sunset.
 - The Operating fund was slightly over budget.
 - Insurance is running favorable due to our actual insurance increase being less than expected.
 - Pool Maintenance and Water are still running high which was attributed to the pool leak. Now that the leak has been fixed Emidio and Todd will write the FMB water leak to ask for relief, especially from the sewer portion as the leaking water did not go into the sewer system.
 - The Replacement Fund is under budget currently.
 - After discussion, Lloyd Shroyer moved to approve the financials as presented. Todd Dawson seconded the motion and the motion carried.
- Fence/Planting Vote discussion
 - Emidio Carrico summarized the vote count.
 - We received 57 ballots from owners
 - Plantings received 45 yes votes
 - Fencing received only 24.

- During the process an owner raised a concern over receiving late ballots. Even excluding any potential late ballots, the plantings received more than the required 34 votes to proceed forward.
- A notice will be sent out to the owners regarding the results.

President's Report:

- Welcome to Gregg Parish
 - Todd Dawson welcomed Gregg Parish as he was recently elected by the board to fill Mark Bishopp's board seat. Todd recapped the board seats as follows:
 - Todd Dawson, President– expiring 2/2022
 - Jonathan Stoner, Vice President – expiring 2/2023
 - Emidio Carrico, Treasurer – expiring 2/2023
 - Lloyd Shroyer, Secretary – expiring 2/2022
 - Gregg Parish, member – expiring 2/2022
- Estero Landscaping
 - The owner's voted to install plantings along Estero. Earlier a board member worked with landscape designers and began to develop rudimentary plans for the plantings which will be forwarded now to Landscaping Committee.
 - Lloyd Shroyer informed the board that Dave and Donna Vieceli has resigned from the Landscape Committee effective immediately.
 - Lloyd Shroyer has been working with the Landscape Committee during the planning process and volunteered to take over the Estero Planting project and temporarily the Landscape Committee. Lloyd has been the lead on many Sunset projects securing multiple bids and working with various contractors to complete projects such as: elevators, generators, paver cleaning and sealing, and stairwell painting just to name a few. The Board appreciates Lloyd stepping in once again to manage this project. Lloyd has also been instrumental in working with Karas the Sunset landscapers and will continue to do so at least temporarily.
- Dish 5G
 - We received a draft contract for the Dish 5G cell antenna on our roof which was sent to the Board and our attorney for review and comment before execution.

Manager's Report:

- Bob Collins reported on activities for the month.
 - Most of the construction projects in the building are complete and Bob will be power washing the floors soon. Concern was expressed over Bob power

washing due to his health. The Board requested Bob to get quotes to take care of the power washing of the building this year.

- We are still awaiting the door frame for the pump room wall. The contractor will contact the Fire Inspector to explain the delay and will also reach out to the vendor to try and get the door frame.
- Bob has been walking through the units looking for water leaks from showers, toilets, or washing machines. When leaks are found Bob will contact owners to either get a plumber in and/or charge them for his time. Water leaks add to our water bill and can potentially lead to drywall damage which the association covers.
- The elevator inspection flagged the fact that we did not have the correct maintenance logs. Bob will reach out to Thyssenkrupp to find out why our logs, which they maintain, are not part of our Gold Service plan.
- One of the window AC units in the equipment room may need replaced.
- The grills are nearing their end. Bob will replace them with grill of the same size at the end of October.
- Indigo Plumbing had to be called to unplug a clog from our collection box to the sewer and box to storm drain.
- Painting is complete for the pool, the awning, and the big S.
- AC Drain Cleaning: Indigo Plumbing completed the cleaning of 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.

Landscape Committee Report

- Dave and Donna Viceli resigned from the Landscaping Committee. As discussed above Lloyd Shroyer will take over temporarily and complete the Estero planting project.

Social Committee Reports: We need Social Chairs for the 2022 season!

Old Business:

- The paver expansion project is complete and the paver cleaning and sealing project is complete.
- Entry Sign: We are still awaiting permitting from the town of FMB.
- Crowler Roofing has provided quotes for our budget for the replacement of our main building roof. The bid was for the purpose of giving Sunset a better idea on replacement of our roof. Bob will talk with them about the estimated remaining life of our roof. The current main roof was installed in 1997. Bob will also check if we could get by with just a re-sealing which was done in 2011 and should last 12 years.

New Business:

- Symbiont Pool Heater Quote: We received a quote for a new pool heater. The new heater would be large enough to replace 2 of the 4 existing heaters (one of which is not working). The wrong quote was sent in the Board materials and therefore we will hold the matter over to the next meeting so the Board can have more information before deciding.
- Todd Dawson will submit the required paperwork to opt out Sunset owners from the requirement to requester with FMB. The opt out is not due until December. We have completed this opt out every year since the town of FMB enacted the short-term rental rules.
- Fire Inspection: The Fire Inspector showed up again and flagged a few of our cribs still having material above the line. We have been dealing this will months and some owners have not complied. Bob will open those cribs and move the material in the owners' actual units before the timeline and charge owners for his time. He also flagged the door in the pump room and a few other minor items that Bob will take care of before the re-inspection date in November.
- Raking: Our beach needs raking. Our current vendor rakes at night and ,therefore, is limited by the Turtle Ordinance regarding lights on the beach. Todd will reach out again to get our beach raked during the day if needed.

Owner Comments:

- No owners were present to comment.

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 September 30, 2021, at 9:00 a.m.