

**Sunset Bay Condominium Association
Minutes of the Members' Annual Meeting
Thursday, January 25, 2018**

Call to Order: Lynn Hiott with management called the meeting to order at 4:04 pm in the clubhouse at 225 S. Tropical Trail. Lynn Hiott, Michelle Davis, and Ted Manna with Reconcilable Differences were present. Lynn verified with management that the meeting had been properly noticed and posted.

Appointment of impartial committee to count ballots: Lynn asked for volunteers from the floor, Ted Manna and Michelle Davis volunteered to open ballots and complete the count.

Collection of ballots not yet cast: Lynn asked if there were any other ballots not yet casted and there were two that casted.

Counting of the ballots began in from of the room where all could be seen.

Establishment of A Quorum of Members for Annual Meeting By Certification Of Proxies: Michelle reported that we have 17 units in attendance in person and 91 units in attendance by proxy for a total of 108. Sixty-four (64) units were needed for a quorum (33 1/3%) and this was reached.

Approval of the Annual Meeting Minutes of January 26, 2017: Jeanette Schultz made a motion to waive the reading of the past minutes and to approve the minutes of the January 26, 2017 Annual Meeting as written. Buck Houston seconded the motion and it passed unanimously.

Financial/Collections: Lynn reported the following: As of **December 31, 2017, the** operating account at Sunrise Bank showed a balance of **\$241,350**, but of that amount **\$21,704** was from prepaid assessments, leaving a balance of **\$219,646**. There is **\$192,597** in the Reserve Accounts for future repairs. Accounts Receivable are at **\$10,866**. The current profit and loss statement shows the association over budget by **\$28,866 for the year**.

Valley National Bank does not have individual liens on each unit. They have in collateral for only nonpayment of loan of monthly dues and special assessing the owners for the full balance. The loan/line of credit was for \$500,000, which will be used for seawall repairs along the shoreline and roof repairs. The loan/line of credit has an annual interest rate of 4.5%, but for the first 48 months, it is payment of interest only. Loan/line of credit is to be paid in full over 5 years.

Collections Update: Lynn reported on the following accounts: **Unit 808**-Unit is with Alliance and is moving forward with Foreclosure. Owner has attempted to make a few sporadic payments towards balance due. This unit owes \$4,000. Other units are either on payment plans or have paid in full by end of January

2018. Just a note, when RDI took over in April 2016, AR accounts were at \$85K, now they are at \$10K for 192 units.

President's Message: Jeanette Schultz stated that her message would be included in the next newsletter to the owners.

Update on Development Lawsuit: For an update on the active lawsuit with the developer, Jeanette asked our Attorney Evan Small for an update for the membership, his email reply is below: "As you may already know, the Association is currently in litigation against the contractors involved in the conversion of Sunset Bay to condominiums. Generally, the litigation against the contractors is progressing well and the parties are working towards a May 2018 mediation and September 2018 trial. While specific information concerning the contents of any negotiations cannot be divulged due to strict confidentiality rules, please know that the Board and its Attorneys are working to recover as much money as possible for the benefit of the community and are diligently working towards a successful resolution at the May mediation".

Jeanette then reported on the following:

- Roof replacements in 2017 have included 300 bldg.-April- \$52,995; 500 bldg.-August-\$34,500; and 100 bldg.-December-\$68,000 **Total in Roofs: \$155,495.** Roof replacement in 2018 will include 900 bldg.-January-\$46,450 and 200 bldg.-February-\$39,950 **Total in Roofs: \$86,400.** All 9 building roofs have been replaced.
- Loan with Valley National Approved: \$500,000 for seawall repairs and to date no money has been borrowed against this loan.
- Eagle hawk Drone flyover with still shots and infrared moisture readings-\$3000
- Seawall behind Pool: \$138,000 Kaiser Marine-150 feet
- Seawall in litigation-\$65,000 Fortress Marine
- Engineer to oversee Seawall: \$10,750
- Campbell Survey: \$6,000-entire seawall
- Mike's Masonry-900 wall-\$31,000- 400 wall to dock-\$67,000-300 feet
- New Pool Furniture and umbrellas-painted pool area kitchen, added grill and table at pool/court yard
- Relocated fire pit behind 900 bldg. with grill and table
- Sealed all walkways of buildings stairwells, so now they can be pressure washed. 300/700 left to seal
- Spotlights at 300/400/800, added lollipop lights around property
- Vinyl siding on all buildings, pressure washed breezeways 900/600/800
- Big 55-inch tv added to clubhouse with cable and smart tv for movies.
- A 32-inch tv added to fitness area with antenna, but it is a smart tv.
- Hurricane Irma damaged lights, buildings, shoreline, still cleaning up from her fiery.
- Sanctuary added with temporary fencing.

- Eureka palms were added by the trash compactor to help with shielding the visual look of the compactor for the 800 residents.
- Reserve Study completed.

2018 Projects:

- Seawall behind pool-completion by May with sidewalk added
- Dock repaired and reopened with lights on the dock
- Repair shoreline behind 400/300 bldg. with rock revetment.
- Repair 300 building outside, start repairs on balconies
- Begin building painting
- Repair sidewalks broken down by 900 building, add sidewalk connecting grill/table to sidewalk behind 900 bldg.
- Repair/replace privacy fence by 900 building
- Investigate asphalt parking lot and restriping it
- Investigate pool/spa resurfacing
- Investigate resurfacing tennis court
- Purchase a piece of equipment for the workout room-repaint this area.
- Garden club to begin new plantings and start to dress up the communal areas.

Neighborhood Watch Committee Report: Denise Hearn, Chairman of Sunset Bay Neighborhood Watch Group (SBNWG), was unable to attend, but provided management with a report to be read “This reporting is capturing formal case number incident reporting via consistent volunteer walk patrolling and other activities by the SBNWG from November 16th thru January 12th. Incident summaries: Package delivery thefts was steady, paperwork submitted to management. Areas of concern was given heighten attention via incident reporting. Law enforcement assistance and increased well lit areas by management have greatly improved specific areas of concern. Communal area violations are down and are manageable. Reporting of inadequate lit areas and educating our neighbors with consistent enforcement has made an impact and a difference for all to have pleasant experiences in and outside the communal areas (pool area was a priority). Illicit drug operations are down, arrests on trespassing enforcements have lessen, other violation matters such as dog feces at front door, bikes blocking walkways, trash being left at front doors, cigarette butts reporting have lessened. Future reports to be given at next Board meeting.

Results of the owner Votes:

Vote #1: Vote on Acceptance of Fire Pit Location: The Board of Directors moved the fire pit location from beside the dock to the siting area behind the 600/9100 building close to the shoreline. The owners were asked their opinion to leave the fire pit in the location with approved rules and regulations of shutting it down at 10 pm or if they felt that if the shoreline by the dock is revitalized and it can house the fire pit area to eventually move it back to the original location by the dock. Results showed 92 owners agreed to leave the fire pit in its current location and 11 owners wanted it relocated to original spot by the dock. The vote is accepted, and majority stated to keep the fire pit in it is new location behind the 600/900 buildings.

Vote #2: Owners were to specify which type of gym equipment they would approve to purchase this year. The owners were given three choices with pictures and write up of each equipment to make their decisions. There were 83 owners who voted to purchase an elliptical machine, 14 owners voted for a new treadmill, and 7 owners voted for an indoor cycle. The Board hears the majority votes and will purchase a new elliptical machine for the fitness area.

NEW BUSINESS: There was no new business to discuss.

OPEN FORUM: An owner from the 800-building asked about the compactor area and what is going to be done to help hide the hideous sight of the compactor. Jeanette stated that the Board is well aware of the issue, has planted several Eureka Palms to aid in the barrier wall from the 800-building area and they are looking at the possibility of adding a few more bricks to the wall upwards and redoing the stucco. Lynn helped explain that there is not much more that can be done to “hide” the compactor. There are issues with Waste Management already backing into the area to get the compactor and removing it for proper dumping. The Board has instilled rules at this area to respect the surrounding buildings and not use the compactor between the hours of quite time which is 10 pm to 8 am. The owner then asked about the recycle bins and the “bulk area location”. Lynn explained that the recycle bins are earmarked to that area by Waste Management. They must access them to empty them. We cannot build a surrounding area to them as the company will state they are not accessible for their machines to empty them. The “bulk area” has been designated beside the recycle bins for many years. The maintenance crew does attempt to clean the area up on Monday after the weekend.

Another owner stated that the grounds are improving and appreciate all the work that the Board and management are doing for the community. The work is very appreciative and can be seen all around. The owner commended the Board, management, and maintenance for all their challenging work and efforts.

PRESENTATION OF 2018-2019 BOARD MEMBERS: With 6 candidates submitting their names for only five vacancies, ballots were mailed out to all owners. Lynn announced the names with the number of votes they received, Coral Bailey with 110 votes, Diane Dahmer with 105 votes, Dale Hartzell with 109 votes, Signe Kastberg with 17 votes, Robert Moskovitz with 108 votes, and Jeanette Schultz with 111 votes. Lynn thanked Signe for submitting her name, however the Board for 2018-2019 will remain with the same five board members as last year. Welcome back, Coral, Diane, Dale, Robert, and Jeanette. Lynn thanked the Board for getting the sandwiches and sweets for the meeting, all those in attendance loved the refreshments.

ADJOURNMENT: With no further business to conduct, Jeanette made a motion to adjourn the meeting. Diane seconded the motion and it passed unanimously. The meeting adjourned at 4:57 pm.

**Sunset Bay Condominium Association Organizational Meeting
Held immediately after the Annual Meeting on
Thursday, January 25, 2018**

Meeting called to Order: Jeanette Schultz called the meeting to order at 5:04 pm in the clubhouse. Board members present were: Jeanette Schultz, Coral Bailey, and Diane Dahmer. In attendance by speakerphone was Dale Hartzell and Robert Moskovitz. Michelle Davis, Ted Manna, and Lynn Hiott with Reconcilable Differences were present.

Appointment of Officers and Directors: All of the Board members were in agreement to keep positions the same as they were for 2017.

President: Jeanette Schultz

Vice President: Dale Hartzell

Treasurer: Coral Bailey

Secretary: Diane Dahmer

Director: Robert Mokovitz

New Business/Unfinished Business: None at this time.

Next Board Meeting: The next Board Meeting is scheduled tentatively for Wednesday, January 31, 2018 at 1 pm in the clubhouse.

Adjournment: With no further business to conduct, the meeting adjourned at 5:10 pm.

Respectfully Submitted,

Lynn Hiott, LCAM #35322

Reconcilable Differences, Inc.