

President's Message 2017-By Jeanette Schultz

Wow, where do we begin. It surely has been a very busy year! Some can see the work, and some cannot because they don't live here all the time. I know that everyone is very concerned about MONEY so I will try to allow you all to see where your money goes and how it gets spent. Trust me, we as your Board, are all volunteers, we don't get paid, nor do we get a kick back of any kind. We simply give our time to better our community.

I would like to thank the NEW management team with Reconcilable Differences. The Board chose to seek new management to start May 2016, however the outgoing management decided to not continue their services with the 30-day notice, so RDI started April 1, 2016. One of the main goals for RDI to accomplish was organization within the office. They implemented new gate codes and asking all residents to register with the office. Tenants had to bring in proof of leases in order to get approved to be added to the gate system with a unique code. By doing this, we now have a more accurate listing of who is in what unit, what type of lease they have, and what type of vehicles they drive. There are less people who enter through the gates that really don't belong here.

The Board has also spoken with and will be rolling out the "Doggie DNA" procedures very soon. All the dogs within the community will have to register with the office, pay the DNA initial fee when registering their dog, and then there will be a database of all dogs within the property. If poop is found and not being picked up, the DNA results will allow the association to fine the tenant/owner for not picking up. This will be process to get animals registered, but it will be well worth it in the end.

Another long process that is starting to take place is registering bicycles, kayaks, trailers, and boats with the office. They will keep a good data base of these items and this will hopefully begin to clean up the garages and the Boat storage areas. There are A LOT of abandoned bicycles being stored in the garages with no owners around.

Next, I will go over what this Board has accomplished throughout last year 2016 and what is hoped to be accomplished with the new Board in 2017. We are always looking for suggestions or comments, please feel free to complete the online attention form and let us know your thoughts.

Year 2016, we accomplished:

- Replaced former management company (SCPM) and Hired Reconcilable Differences.
- Assisted new management with the huge job of a major turnover.
- A new Roof was put on 600 and 400 buildings with Rock Roofing.
- All of the gutters and downspouts on all the buildings were cleaned out and repaired as needed by Watertite Gutters.
- New Pool and landscaping contractors were brought in and are doing a good job.
- Mulch was placed in front of all the buildings and driveways, more can be done, but this is a start and at \$600 a truck load, it is not a cheap thing to do. We have had 6 truck loads brought in to date.
- Irrigation has been really hard at work on the lines and pumps, with setbacks and vandalism, he Automatic Rain is really trying to get the irrigation lines up and running successfully.
- New Lollipop lights and new lightening around the walkways. (With 15 year lightbulbs)
- Several building walkways have been cleaned, sealed, and painted.
- New Gate system- Equipment installed.

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- Camera system installed improving out security as a gated community.
- Repaired Dock area- in house- saving the owners thousands of dollars.
- Repaired Carwash area
- Repaired Cabana Bathrooms and walls - columns by pool.
- Key reduction act – Everything opens with just one amenity key.
- Repainted sidewalks
- Tree root removal by 600 building that was damaging foundation.
- Replaced and repaired rotten posts at fitness area.
- Repaired and created drainage by 400 building and garages.
- Completed welding left unfinished by Southeast.
- Completed long list of unfinished items by Southeast.
- Took over maintenance and payroll for association Jan 1 2016. (also saving owners approx. 30K) Reconcilable difference has taken over management of maintenance from the Board.
- Repaired safety and trip hazard areas
- Replaced our insurance carrier at a large savings to owners.
- Identified and repaired NUMEROUS issues at Sunset Bay. (it would take many pages to list them all.)
- Made it a priority to research and get the best price without sacrificing quality of work. It has been our goal (management and board) to permanently fix issues and not band aid them.

Upcoming for 2017

- Replace the roof on building 300 and 900 at a cost of approximately \$80K
- Paint one or two of the buildings to seal the buildings and allow them to be waterproofed.
- Clean, seal and paint additional building walkways.
- Negotiating adding sod and new plants.
- Repairing the 100 feet of seawall that is broken at approximately \$60K
- Repairing the rotted walls that were found in the 900 building
- Repairing the fence around the dumpster to make it higher
- Shoreline reconstruction (cost under negotiation at this time.) 82K
- 400 Building Soffit Area.
- Address all new issues as they arise.

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Lastly, an update on the active lawsuit with the developer.... I asked our Attorney Evan Small for an update for you. Below is his reply

The case against the developer, general contractor, and subcontractors responsible for the negligent conversion of our community continues to progress. The last year was spent identifying the potentially culpable parties, getting them sued and served, and finding insurance coverage for them. Because they are mostly out of business, finding insurance coverage for each party was a critical first step because it increases the likelihood that a settlement and/or judgment is collectible. Then, we successfully defended against numerous motions to dismiss filed by the various developer and contractor entities. Moving forward, the Court recently set a trial date for May 2018, which is an aggressive schedule for a complex construction defect case. The parties are now engaging in discovery and we have disclosed our initial expert reports. We are in the process of attempting to schedule mediation for May. A mediation is a non-binding dispute resolution procedure where the parties meet to discuss the merits of their respective case. It is the most critical event in the case outside of trial, as it gives us the best opportunity to settle or at least begin the settlement negotiations.

A few reminders to the membership:

If you have a dog, please remember to keep them on a leash, walk them on the outskirts of the property and CLEAN UP THEIR MESS. If you allow your children to take this responsibility, please watch and make sure they clean up their messes. Not only is this unsafe for others but pretty disgusting to step in and track all over the place.

Insurance in your unit, (HO6 or renter's insurance) although the assoc has a master policy, this does not cover you or help you if you have a water loss and the damage it will do to your unit and others... Please look into this and get insurance, it is not unreasonably priced. If you rent your unit, please put it in your lease that the tenant MUST carry renter's insurance to help protect yourself and others from damages...

If you are a resident that seems to have noisy barking dogs that you have to listen to and after attempting to express this undesired to the owner of the barking dogs and with no avail, there is a new item out in the market that is GREAT. It's called an Indoor/outdoor ultrasonic egg Barking device; it is made from Sunbeam and can be found at Pet smart or online. The cost is \$39.99 and you can place this outside your door or on your patio/balcony and it does amazing things. It hurts the barking dog's ears and they will stop barking... I know that it is not YOUR responsibility to spend money on someone else's problem, but management cannot police the barking dogs 24 hours a day. Letters can be written but usually it will not make the complainant happy until the dog stops barking. So if you would like to have the quiet harmony, please look into this item. Lynn will have the paperwork to show anyone, but if other owners used this device then the barking would not occur as frequently and everyone would be happy. Humans cannot hear the ultrasonic waves... They do offer a money back guarantee, so what do you have to lose except gaining peace and enjoyment.

As a reminder, all TENANTS MUST REGISTER with the office before their stay. Also, the lease CANNOT be less than 90 days as a minimum. The tenants must provide the office with an executed copy of their lease, driver's license, car registration, and pet vaccinations. Once the

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tenant brings in this information, the tenant will be given their own unique code for the front gate and their name put into the gate box. **OWNERS ARE NOT TO GIVE OUT THEIR FRONT GATE CODES** to new tenants!

Neighborhood Watch: We are asking all residents of Sunset Bay to please be on the lookout for anything suspicious or activity that is not right. We have had a bout of vandalism within our community and we need the help from everyone to catch them. We have had our irrigation pumps turned off, irrigation timers messed with, and kicking or hitting of our well area as such breaking the casing of the well, and lastly someone turning the well water off and burning the pumps up. We have lights that are getting broken or kicked. We have things that are coming up missing from back/front balconies. We need to ban together to make this community a safer one and need the help of the community. There are attention forms in the clubhouse that can be completed if you see or witness something suspicious! If you feel unsafe, please call the police or text the manager's cell phone with the information.