

Sunset Harbour Condominium Association, Inc.

Board of Directors Special Assessment Meeting
October 19, 2021 – 5 PM

As a quorum was established and notice was properly posted, the Sunset Harbour Condominium Association Board of Directors Meeting was called to order at 5:04 PM by Emmie Giovanelli the Association President at the Sunset Harbour Club Room located at 2598 Gary Circle – Dunedin, FL 34698. The sole purpose of the meeting was to vote to levy a Special Assessment in the amount of \$180,500 to fund the Elevator Modernization Project and Fire Alarm System Replacement.

Directors Present: Emmie Giovanelli, John Herndon, Allen Pitman, Mike Rickert
and Bill Lee

Also Present: Sue Marino, LCAM - Monarch Association Management, Inc.

Approval of Minutes:

*Motion by Emmie to approve the Minutes of September 28, 2021 as presented,
second by Mike. Motion carried unanimously.*

Review and Discussion of Proposed Special Assessment:

The total cost of the project is \$292,634; \$180,500 is paid by way of the Special Assessment and the difference by way of the Reserve Account. The Fire Alarm System Project contracted with Piper Fire Protection will include:

- Replace existing fire alarm system and devices with a new addressable Honeywell Silent Knight System
- Controller and Control Cabinets, Power supplies, and battery back up
- New Pull Stations, Heat Detectors, Low frequency sounders, strobes, surge protectors
- 1 year cellular monitoring
- 1 year warranty on parts and labor
- Labor, Material, Permits, Engineering
- Customer Training

The Elevator Modernization Project contracted with Rite Way Elevator will include:

- Commercial, standard hydraulic elevators
- Elevator car and hoist-way signal equipment
- Operation and control systems
- Patching, painting etc. as indicated
- Accessibility provisions for physically disabled persons
- Engineering, equipment, labor, machines, control systems, devices and accessories as required for safely operating the specified elevators at rated speed with rated capacities
- Delivery, staging, and hoisting of new equipment. Hoisting, dismantling, removal and disposal of existing equipment
- Repair, cleaning, and painting of reusable equipment
- Materials and accessories as required for completing the elevator modernization
- Hoist-way, pit and machine room barricades for safety as required
- Required hoisting, hoisting permits and traffic coordination and/or permits with local jurisdictions and the State of FL as required
- Required permits and coordination and/or permits with local jurisdictions, Bureau of Elevator Safety and the State of FL as required
- Labor, Equipment, Transportation, Supervision, Materials, Permits and taxes
- Interior Cab Upgrade includes:
 - o LED Car Lighting & Ceiling: Furnish a new LED downlight ceiling faced with 20ga. satin (#4) stainless steel (Type 304)

- Re-clad Cab Walls with choice of standard laminate with stainless steel or black reveals, all new trim and accessories
- Provide and install new Norament Rubberized style flooring manufactured by Nora systems, Inc. including installation of new underlayment
- Installation of new 1/8" sheet aluminum on top of car subflooring
- Furnish set of Cab Interior Pads and hooks for interior of each elevator

Board of Directors Vote to Levy Special Assessment:

Board discussed the cost of the two projects and funding. The Special Assessment to each owner will be in the amount of \$9,500/per unit. Board discussed payment plan: One payment of \$9,500 or two installments of \$4,750 with the first payment due January 31, 2022 and the final payment of \$4,750 due no later than February 15, 2022.

Following any further discussion:

Motion by Mike to approve a Special Assessment in the Amount of \$180,500.

The amount of \$9,500 is to be paid by each unit owner.

The Board further agreed that owners may pay in two installments of \$4,750.

The first installment is due no later than January 31, 2022 and the second installment no later than February 14, 2022. second by Emmie. Motion carried unanimously.

ADJOURNMENT:

There being no further business:

Motion by Emmie to adjourn at 6:40 PM, seconded by Mike.

Motion unanimously approved.

Respectfully submitted,

M. Susan Marino, Secretary Pro Tem

These Minutes Have Been Approved.