

**SUNSET HARBOUR
Condominium Association, Inc.**

Board of Directors Meeting – May 16, 2023

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: The Sunset Harbour Condominium Association Board of Directors Meeting was called to order at 5:00 pm by Emmie Giovanelli, Association President, at the Sunset Harbour Club Room located at 2598 Gary Circle, Dunedin, FL 34698. A quorum was established and duly noted.

Directors Present: Emmie Giovanelli, Bill Lee, Jim Limpert, Dianna King and Donna Sheridan

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

APPROVAL OF MINUTES: Motion to approve the minutes of March 28, 2023 was made by Bill Lee, seconded by Donna Sheridan and approved by unanimous consent.

OLD BUSINESS:

President Emmie presented the following items of Old Business to the Board and unit owners present:

- A. Milestone repairs are complete.
- B. Final punch list items necessary to complete renovations to the north and south elevators are expected to be completed by 5/25/23. She is still working toward getting credit for the flooring removed from our premises by the original installation contractor.
- C. Emmie has been in touch with Anthony LoSchiavo of Great Florida Insurance who has advised he will be coming onsite within the ensuing week to visually inspect the property to enable him to provide us a quote. He has been advised of our completion of milestone repairs which we hope can positively impact the quote he will render.
- D. Budget Item #7322 (Pump/Sprinkler System etc.): Pump passed the pressure test. Were advised no new timer will be needed (est. cost \$2,864) as long as monthly cleanings are performed. This will be accomplished by designated Board members or other designated unit owners. Contractor Piper Fire Protection has advised a casing relief valve will need replacing. Cost \$662 would include parts and labor. An “indicator” on a “butterfly valve”, part of the fire alarm sprinkler system, was also listed for replacement. At present we only have a cost for this part at \$1,344 with no labor estimate given. FYI, current budget for this item is \$2K but we will spend \$3700 if all

recommended corrections are made (other than the timer) in addition to the required annual fire inspection and fire extinguisher maintenance costs.

- E. Parking Lot Resurfacing: We will be seeking proposals from more than seven companies in the near future for resurfacing our paved parking areas. Discussion was held regarding installing the necessary underground electric before repaving to facilitate installation of future electric car charging station(s).
- F. After all attempts at negotiating a reduction in Dunedin Plumbing's recent bill to locate the source of the leak affecting numerous units last month, the Association was finally obligated to pay \$989. We now have a new plumbing contractor and don't expect to do further business with Dunedin Plumbing.
- G. Emmie successfully nullified a \$267 bill from Piper Fire Protection for a "biannual sensitivity test" which was performed at an improperly early date. This is a test which is required every two years but, because our system was just replaced by Piper in 2022 we are now good to 2025 and they rescinded the bill for the test performed in 2023.
- H. Dryer vents have been cleaned; next cleaning due in two years.

NEW BUSINESS:

- A. Proposed Amendment to the Declaration of Condominium Article 12, Section 12.7
Omitting the words "...provided that the truck is no longer than two-hundred (200) inches..."

After discussion a motion to advance a Resolution for adoption to amend the Declaration as stated above was made by Donna Sheridan and seconded by Bill Lee. The full language for the proposed Resolution will be included in the Notice of Meeting to be sent to all unit owners in advance of that meeting now scheduled for June 7, 2023 at 5:00 PM.

- B. Committee to Revise 2016 Rules: Discussion of forming such a committee to update and revise these seven-year-old rules was held with the following committee members being named: Emmie Giovanelli, Donna Sheridan, Mike Rickert, Sheila Feldman and Allen Pitman.

ADJOURNMENT: Motion to adjourn was made by Dianna King and seconded by Emmie Giovanelli. By unanimous consent the meeting adjourned at 6:12 pm