

Sunset Harbour Condominium Association, Inc.

Board of Directors Meeting – April 4, 2022

As a quorum was established and notice was properly posted, the Sunset Harbour Condominium Association Board of Directors Meeting was called to order at 4:04 PM by Emmie Giovanelli the Association President at the Sunset Harbour Club Room located at 2598 Gary Circle – Dunedin, FL 34698.

Directors Present: Emmie Giovanelli, Bill Lee, Jim Limpert and Donna Sheridan
Director Absent: Dianna King
Also Present: Sue Marino, LCAM - Monarch Association Management, Inc.

Minutes: March 15, 2022 Annual Membership Meeting and Organizational Meeting

Motion by Emmie to approve the Minutes of March 15, 2022 Annual Membership Meeting and Organizational Meeting, second by Jim. Motion carried unanimously.

Approval of Elevator Walls and Floor Color:

Emmie noted that the modernization is scheduled to begin on May 16th and is estimated to take four to five weeks. Also, she was able to negotiate a trade-out of the old wood/mica elevator doors facing foyer entrance for stainless steel.

Emmie presented sample of elevator cab flooring, Noro Costello Chateau Greyed Oak, for interior walls of the elevator cab that has been selected by the Board. Following discussion:

Motion by Donna to approve the trade-out, selected Noro flooring and mica wall covering, second by Jim. Motion carried unanimously

Signage at Callboxes at Entrance to Buildings:

Emmie suggested taking a simplistic approach to identifying the "North" and "South" side of building addresses for emergency response, deliveries, etc. An entrance plaque would be installed above each of the call boxes to match in size and color. Following discussion:

*Motion by Donna to approve plaques, second by Emmie.
Motion carried unanimously*

Bike Room Door Lock:

Noting the value of the bikes in the bike room, Emmie suggests changing the bike room lock so only owners will have a key and provide security. She suggested purchasing a shelving unit and moving the elevator pads to the pump room. New keys would be distributed to all owners. Following discussion one (1) key would be issued per owner:

*Motion by Jim to change lock and to purchase shelving unit, move elevator pads and flooring and purchase keys for each owner, second by Bill.
Motion carried, three (3) YES votes and one (1) NO vote by Donna.*

Discuss to Change Foyer Flooring to Match Elevator Flooring:

Emmie suggested to the Board to consider going ahead with a stylistic change out from the slate stone flooring outside of the elevator to the same Noro flooring as will be inside the elevator. It is anticipated there will be \$4,000 - \$5,000 excess money left in the Special Assessment when the project is complete.

Discussion as to the change being a "Significant Alteration to the Common Area" would require a vote of the membership, other options available, etc. Board agreed to table pending further information. Donna will get pricing from contractor as to as to slate removal and install of any new product.

New Business:

Fire Pump Inspection - Emmie informed the Board that the fire pump did not pass the Annual Inspection because the pump was not putting out enough water pressure to meet code. She was advised by Piper representative to look into having the pump removed as it is not needed and it does nothing for the building.

They also suggested that an engineering company be hired to look at the building and "stamp", after inspection to remove. Then sixty (60) days following to notify the City of Dunedin and evaluate.

Current estimated verbal cost to bring pump up to code would be \$2,500 to take apart, \$6,600 for the rings. Whole new pump head \$14,000 and whole new system \$40,000 to \$60,000.

Sue was asked to contact the City of Dunedin to setup an appointment to meet on site. Emmie will contact engineering company referred by Piper.

Roof – Emmie is continuing to work on getting a contractor to repair the roof.

ADJOURNMENT:

There being no further business:

***Motion by Donna to adjourn at 5:15 PM, seconded by Emmie.
Motion unanimously approved.***

Respectfully submitted,
M. Susan Marino, Secretary Pro Tem