

Sunset Harbour Condominium Association, Inc.

Board of Directors Meeting
For The Purpose of Approving the 2023 Budget and Board of Directors Meeting
December 12, 2022 – 5 PM

As a quorum was established and notice was properly posted, the Sunset Harbour Condominium Association Board of Directors Meeting, for the purpose of approving the 2022 Budget, together with the Board of Directors Meeting was called to order at 5:02 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, Donna Sheridan, James Limpert, Dianna King
and Bill Lee

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

Discussion and Approval of the 2023 Budget:

Board reviewed the line items of the proposed 2023 Budget. Jim explained that inflation has hit everyone and due to increase of vendor contracts, utilities and particularly insurance together with the upcoming Milestone Inspection the Board had no choice but to increase the budget in order to properly meet the anticipated monthly obligations. Following discussion:

***Motion by Jim to approve the 2023 Proposed Budget as presented (copy attached),
second by Donna. Motion carried unanimously.***

Vote to send out mailing to amend Documents changing percentage of vote from 75% to majority.

Board discussed some future projects they would like to do and some would be considered a "material alteration to the common element" (color/material) project changes. However, with the current 75% requirement, four "no" votes means no changes can be made, even if fifteen owners wanted to make the change. Therefore, following discussion:

***Motion by Donna to send out a mailing asking Members to cast their vote to Amend the Documents,
changing the percentage of vote from 75% (15 Yes Votes) to majority (11 Yes Votes).
Meeting to be held on January 23, 2023, second by Bill. Motion carried unanimously.***

Discussion to amend The October 26, 2022 Board vote from purchase of new stainless skin on elevator south side cab wall to buffing wall at a less cost.

***Motion by Bill to amend vote and accept proposal from ANESCO to buff wall,
second by Donna. Motion carried unanimously.***

Approve October 26, 2022 Minutes.

***Motion by Donna to approve the Minutes of October 26, 2022, second by Bill.
Motion carried unanimously.***

Vote to change paint color on walkway to a darker tan. – TABLED

Paint Carports - TABLED

Carports need to be repainted due to rust and bubbles. Emmie has received a proposals from Five Start Painting at \$4,600 and from Sunrise Painting \$3,485.

ADJOURNMENT:

There being no further business:

***Motion by Emmie to adjourn at 6:32 PM, seconded by Bill.
Motion unanimously approved.***

Respectfully submitted,

M. Susan Marino, Secretary Pro Tem

These Minutes Have Not Been Approved.