

**Sunset Royale Association  
Board of Directors Meeting Minutes  
June 8, 2017**

**Call to Order:** Frank Canino President called the meeting to order at 1:02 p.m.

**Determination of Quorum of Board:** Quorum determined. In person was Dan Ploger. On speakerphone were Frank Canino, Bob D’Orsi, Elvart Dikiy, Bill Guran, Bob Morris, Jr. and Paul Parr. Julie Trimpe, CAM also present in person.

**Confirmation of Proper Meeting Notice:** Julie Trimpe, CAM confirmed the notice was posted on property and was mailed out to owners minimum 14 days in advance as required.

**Approval of Previous Meeting Minutes** – Motion was made by Frank Canino to dispense with the reading of the April 27, 2017 minutes. Motion passed. Motion was made by Frank Canino and seconded by Dan Ploger to approve the April minutes as submitted. Motion passed.

**The minutes will be posted on the Association’s website.**

**Officers Report** – Frank Canino reported that the wind mitigation report for the building is posted on the website. Also, the installation of landscape lighting is almost done with some electrical work for \$520 remaining. Even with expense we were able to save money and keep it under budget (approximately \$3,756). Dan Ploger reported that April financial report will be published on the website when completed without his review and corrected if needed after the review. Bob D’Orsi reported that SK has been named #1 beach again by Dr. Beach and that MTV is planning a pilot show on Siesta Key. Both of these matters will bring more people to the area. Bob met with Commissioner, Alan Mayo, to thank him for his help on the No Parking on the street ordinance. He also met with the Sergeant Muzak to go over enforcement on SK. and noticed that deputies are patrolling the area more actively. If anyone noticed any issues it can be called directly to the SK sheriff’s sub-station. **This number will be posted on the website.**

**Old Business:**

**Approval on Special Assessment to Extinguish Loan from Reserves:** The settlement from the BP claim was received and applied against the loan. Notice was sent out with the final calculations of the amount from each owner. Motion made by Frank Canino and seconded by Bob D’Orsi to approve a **Special Assessment to extinguish the loan from reserves with a payment per unit of \$718.53, with full payment due by 9/30/2017.** Motion approved unanimously.

**Waterproofing Completion:** The foaming of the problem sliders on the 4<sup>th</sup> floor was completed for unit #400. Bob D’Orsi verified that no expansion joints were installed in

between units from the first job they completed. He asked that payment for the foaming be withheld. Frank Canino pointed out that we have 3 years warranty on the waterproofing job. Motion was made by Frank Canino and seconded by Dan Ploger to pay the Waterproofing Company for the foaming work. Six votes for and one vote ( Bob D'Orsi) against. Motion passed.

**Awning Update:** Julie Trimpe gave an update on the proposal saying that the color will be the same as what is presently there. The contractor will remove three awnings at a time. Elvart Dikiy stated the proposal was for the 8 awnings on beach side but there is a 9<sup>th</sup> awning on the north side of building. Motion made by Frank Canino and seconded by Dan Ploger to approve a 9<sup>th</sup> awning added to the proposal by Awning Solutions. Motion approved unanimously.

**Building Lights:** Frank Canino reported that one trial fixture was installed by the office. There are some issues with this type of the fixture fitting in all areas, so there is a need to find a new fixture. Paul Parr suggested we call a company Kretzky & Assoc. to possibly assist with finding the right fixture.

**Parking Lot Survey Bid:** Dan Ploger received a proposal for a property boundary survey and topographical survey for \$2150.00. Motion by Dan Ploger and seconded by Bill Guran to accept the survey proposal for \$2150 and proceed. Motion approved unanimously. Crest will give us a site drawing when the survey is completed.

**Rule Compliance:** Board discussed the need for enforcement of the rules that are in place. The current version of the rules is posted on the website and Board and owners need to read them. There was a discussion about the needs to send a letter to owners regarding reinstating of the rules enforcement and a procedure to establish a fining committee for such enforcement. Motion by Frank Canino and seconded by Elvart Dikiy to send out a Clean Slate letter stating that the recorded in Bylaws and Declaration use restrictions and all rules and regulations of the Association will be enforced and enforcement will start September 1, 2017. Six votes for and one vote (Dan Ploger) against. Motion passed. Current rules can be included with the clean slate letter and refer to the website for copies of the recorded documents.

**Registration of Renters and Vendors:** Board discussed the registration of renters and vendors. Due to the fact that draft policy was not available, board agreed to table matter to the next meeting.

**Committee for Parking Lot Renovation:** Dan Ploger will chair the committee and Bob D'Orsi agreed to volunteer. Frank Canino pointed out that the committee needs to have owners not only board members. Jan Guran and Mr. Brubaker stated that they will volunteer. **A request will go out again with the clean slate letter asking for owners to volunteer.**

**Committee for Bulletin Board:** Jan Guran and Mr. Brubaker volunteered again.

**New Business:**

**Railing for 18 stack Roof** - Bob D'Orsi explained that the roof in that area does not have a railing and one is needed to deter individuals from entering that roof area. After discussion where different opinions were expressed, the suggestion was tabled until next meeting.

**Renovation of the interior of elevator** - Dan Ploger suggested to do the interior renovation of the elevator's cabin. **Julie Trimpe will research if can be legally done in house or if must be done by elevator company and report to the board.**

**Laundry upgrade** - Julie Trimpe brought up the need to consider new machines in the laundry rooms. Current machines are leased and the company was being called out a lot recently to service machines. The cost for new machines will be \$40 + tax per machine. Presently association is paying \$37.95 + tax. Motion made by Frank Canino and seconded by Bob D'Orsi to update the lease contract to new machines at \$40 per unit. Motion approved. Discussion about front loaders vs. top loaders on washing machines. **Julie Trimpe will get options from company and if the front loaders will be the same size as the ones in place to switch to front loaders.** Consideration to increase the number of machines should be discussed in the future.

**General Comments** - Mr. Viviano #304 mentioned that the condo they live in went through parking lot renovation and the asphalt vs. paver research was done for this project for his condo was partial pavers and partial asphalt. The condo decided to go with the more modern look of pavers to compete with the newer condos. The research showed that the life cycle cost was the same because pavers last twice as long as asphalt but they also cost twice as much. He feels that Sunset Royale is in a different situation because we are not competing with new condos and do not have partial pavers and he concluded that asphalt may be a more prudent way to go. He will get that information to assist the Parking Lot Committee.

Elvart Dikiy asked about a car that is covered and parked constantly in a guest parking spot. Paul Parr mentioned it was an owner's car, Mr. Monken.

**Next Board Meetings:** July 20, 2017 @ 1:00 pm.

**Adjournment:** Motion by Frank Canino and seconded by Elvart Dikiy to adjourn. Meeting called to adjournment at 3:29 P.M.

Respectfully submitted,