

**Sunset Royale Association
Board of Directors Meeting Minutes
December 14, 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 were Bob Morris, Jr. and Dan Ploger. On speakerphone were Frank Canino, Elvart Dikiy, Bob D’Orsi and Paul Parr. Julie Trimpe, CAM also present in person. Bill Guran was absent.

Confirmation of Proper Meeting Notice: Julie Trimpe, CAM confirmed the notice was posted on property minimum 48 hours in advance and emailed out to owners.

Approval of Previous Meeting Minutes – Motion was made by Frank Canino to dispense with the reading of the November 17, 2017 minutes and seconded by Bob D’Orsi. Vote was not taken because Paul Parr requested to read a paragraph from the minutes regarding **Change to Declaration to Allow Exchanges of Limited Common Elements.** After Frank Canino read this paragraph, Paul Parr stated that Bob D’Orsi also mentioned the name of the former Association manager – John Goodwin. Elvart Dikiy said that he will listen to the recording of the meeting to confirm it. A motion was made by Frank Canino and seconded by Elvart Dikiy to approve them with a note that Elvart Dikiy, the secretary, after listening to the recording will either add the name to the minutes or not depending on what had been recorded. The corrected minutes will be sent to Board members. Five votes for and one vote against (Paul Parr). Motion passed.

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

Officers Report – Frank Canino and Dan Ploger had nothing to report at this time.

Action Items Status – The booster pump quote: **Dan Ploger stated that he still did not get it.**

The building exterior lights. Bob D’Orsi reported that a picture of the new light fixture was not send to the owners for feedback. He also mentioned that the fixture came with either 25W (cost \$28) or 35W (cost \$40) bulbs. He said that because we will need at least about 100 bulbs, these prices are too high. He suggested looking for a more affordable LED flood bulb either of warm or bright color temperatures. Elvart Dikiy mentioned that Board decided last to send pictures of the light fixture to the owners and this should be done now. He said that he has pictures of the fixture at night. Bob Morris, Jr. volunteered to take pictures during the day and suggested to get owners feedback during the Annual meeting. **It was decided to email pictures to all owners as soon as they will be available and way before the annual meeting.**

The other item that was discussed at the previous meetings and that needed clarification from Sarasota County regarding the possible changes to the parking lot pavement replacement plan. **Dan Ploger said that he do not have any further information as of now.**

The next item on this list was website survey regarding bulletin board. **Frank Canino said that the survey was not put on the website and suggested to defer the poll to the Annual meeting.**

Julie Trimpe reported that washer platforms were installed and the roof combination lock was also installed and that the combination for the lock will be posted in the password protected part of the website.

The last item was the Comcast letter and committee report regarding negotiations for a new cable contract. Julie Trimpe reported that the letter of not automatic renewal of our contract with Comcast was mailed to local and central offices. Elvart Dikiy reported that he contacted Frontier Communications asking for information about their services in the area. He is awaiting their response.

Old Business:

2018 Budget Discussion: Julie Trimpe informed the Board that the proposed 2018 budget was mailed to the owners. Frank Canino made a motion to approve the proposed budget. Dan Ploger seconded the motion. Five votes for and one vote against (Elvart Dikiy). Motion passed.

Assistance Animal Request: Frank Canino informed the Board members that Association attorney, Kevin L. Edwards, had received the additional requested information and sent a letter to the Board that the received information satisfies the threshold for proving the disability and need for the assistance animal. Therefore, he would advise that the Board formally approve the request to keep the animal. During the following discussion, Board members shared their opinions on different aspects of this issue. Elvart suggested the Board follow the same steps that the attorney made in this case for all future requests of this type. Paul Parr suggested to approve the request for a year. Bob D'Orsi suggested looking into making the association pet policy different for renters and owners. Elvart Dikiy made a motion to approve the owners request for bringing the assistance animal on the condominium property. Dan Ploger seconded the motion. Five votes for and one vote against (Paul Parr). Motion passed. Bob D'Orsi suggest the the next Board should review the pet policy of the Association.

New Business:

Annual Meeting Draft Questions: The Board discussed what additional questions to be presented to the membership for the vote at the annual meeting on top of usual questions for partial funding of the Reserves and for carryover of the surplus in case the Association has one. The only such question for the owners to vote on will be the waiver for the mandatory compilation report. **Julie Trimpe will draft the wording of these questions and will present to the Board members before mailing them out.**

Board Members 2018: Frank Canino reported that by the due date, only Robert Morris, Sr. and Richard Brubaker submitted their candidacies for four Board vacancies. As a result the 2018 Board will have 5 Directors. Frank reminded that according to Associations documents the Board should have no less than three and no more than 7 Directors and that vacancies in the Board of Directors occurring between annual meetings shall be filled by the remaining directors.

Door Locks Spare parts: Bob Morris, Jr. asked that 5 owners who changed the door locks return the locks to the association to use them for spare parts. Bob D'Orsi responded that the locks themselves couldn't be disassembled and used for spare parts. He stated that only door handles could be used as such. In the following discussion some ideas of changing current master key lock system to more contemporary one were discussed. The issue will be passed to a next Board. It was suggested that the owners who changed the locks should make sure that association locks would be available for the new owners in case they sell the unit.

General Comments:

The possible straw votes at the Annual meeting were discussed. Frank Canino stated that there is not enough information now for straw votes on the booster pump and type of pavers. Dan Ploger volunteered to prepare a presentation regarding the re-pavement project to the owners. He will send this presentation to the Board members by the end of the December.

Dan Ploger, volunteered to prepare a presentation advocating for need for compilation report. Elvart Dikiy volunteered to help Dan with this presentation.

Elvart Dikiy asked if faulty transformer for the half of the outside lights was replaced. Julie Trimpe responded that it was and at no cost for the Association.

Elvart Dikiy reminded that the cap for one of the faux balcony railings in front of his bedroom window was missing since the painting of the building. **Julie Trimpe will address this issue.**

Dan Ploger informed the Board that he is a full time resident and is expecting visitors that will have a dog in his unit. He said he knows this is against the rules but plans on having the dog anyway. He is willing to pay a fine if one is imposed.

Next Board Meetings: January 6, 2018 @ 9:00 AM.

Adjournment: Motion made by Frank Canino and seconded by Bob D'Orsi to adjourn. Meeting called to adjournment at 3:01 P.M.

Respectfully submitted,