

**Sunset Royale Association  
Board of Directors Meeting Minutes  
February 7, 2018**

**Call to Order:** Meeting was called to order at 1:04 p.m. by Richard Brubaker

**Quorum Confirmation:** Board members present in person were Richard Brubaker and Bob Morris, Sr.. On speakerphone were Frank Canino, Bob D'Orsi, and Elvart Dikiy. Julie Trimpe, CAM was also present in person. A Quorum was established.

**Approval of January Organizational Meeting Minutes :** Bob Morris Sr. wanted to go on record that he changed his opinion in regard to the outdoor lighting fixtures and is now in agreement with the lighting fixture choice. Motion by Bob Morris Sr. and seconded by Bob D'Orsi to accept the previous meeting minutes. Vote was unanimous to accept.

**Approval of December Meeting Minutes:** Frank Canino noted that the minutes from the December meeting were never accepted during the January Organizational Meeting. Motion by Frank Canino. and seconded by Bob Morris Sr., to accept the December meeting minutes. Vote was unanimous to accept.

**Officers Report:**

Richard Brubaker wanted to thank Bob Morris, Bob D'Orsi, Jan Guran, and Julie for bringing him up to speed. We have a new maintenance service called Clean Freaks and Andy is our point of contact. We also have a new person in the Office, Diana Cole who works for Tropical Sands but is available to help us in any way we need her. He wanted to thank Bill Guran for purchasing the light fixtures and saving us \$400 through negotiating the price. He thanked Bob D'Orsi for choosing and purchasing the light bulbs. We chose a more yellow color temperature than the original example that was closer to the color and brightness we had. He thanked Dan Ploger for lining up a general contractor to do an initial bid on the parking lot and carport project. He thanked Bob D'Orsi for getting a new flag and Jan Guran for sprucing up the planters on the patio. We had the trees trimmed and the windows washed. Richard met with Leslie of Crescent Royale to discuss the parking lot renovation. She liked our fence but is most concerned about the water drainage. The bulletin board was donated to the women's exchange

and they were appreciative. Richard suggested sending a written thank-you to our former office person Linda and our maintenance person Glenna for their help on the property.

Elvart said he just received his first batch of invoices and was looking forward to receiving the January financial report for review.

### **Old Business:**

**Parking Lot Proposal:** Steve Johnson of Southern Cross Contractors gave us an overview of their proposal to redo the parking lot and carports. A copy of their proposal is on the website under Documents “For Discussion”. He noted the proposal has several options including pavers, asphalt, newer canopy systems that are becoming popular, insulated composite roof carport, fencing, and security arms with keyless entry or openers. Jason Lancaster did the pricing. He said he could show us examples of each of these options at various locations on the island to get a better idea of what is possible. The board is leaning towards the carport structure rather than the shade canopy. Southern Cross will update the proposal to reflect the preferences of the Board that were discussed. Fill dirt, if required to provide adequate draining, was not included. Southern Cross will review the engineering and topographical survey to determine what will be required. They will re-word parts of the proposal that were confusing. They will also include pricing to replace the canopy after it’s 15 year warranty expires.

**Comcast Contract:** Jan Guran gave an overview of the two options we have for cable service, Comcast and Frontier. Comcast is not doing bulk contracts with communities under 50 units any more, but will grandfather us under our present contract. Frontier will need to bring new fiber into the building and requires a box in each unit the size of a dictionary. This would require extensive rework to the building. If we had to negotiate as individual owners with Comcast separately it would cost \$200/mo. to get what we get now for \$70/mo.. We will rescind our cancellation letter to Comcast to get a 2 year renewal of our present contract instead of renegotiating the contract and look at our options during the interim. We need clarification from Comcast whether the renewed contract will require any additional cost increases. Elvart believes that if we get an extension the price will remain the same. Bob Morris Sr. made a motion to renew the Comcast contract for two years and Frank Canino seconded the motion. The motion passed unanimously.

**New Business:**

**Credit Card:** Owners in the past have had to use personal credit cards to purchase various items for the community. It was suggested that we should get a credit card for use by the association or the property manager. Our rules require that any expense over \$500 requires a vote of the members so the credit card use must be limited to expenses under \$500 unless we change our DOC. Bob Morris Sr. made a motion to obtain a credit card to use for expenses under \$500. Frank Canino seconded the motion. The motion passed unanimously.

**Patio Grill:** The older grill is now inoperable. Bob Morris Sr. made a motion to just have one grill and not replace the second grill. Elvart Dikiy seconded the motion. After discussion a vote was taken. Three members voted yes and Bob D'Orsi voted no. The motion passed 3-1.

**Mulch:** In speaking with the landscaper, Bob D'Orsi learned that the ornamental grass would be cut down in January and that the exposed beds would require mulch. This is a budgeted expense so no vote was required.

**Washer Door Reversal:** Mary is working with the equipment provider to reverse the dryer door swing.

**Next Meeting Date:** March 21, 2018 @ 1:00 p.m. at unit # 310, the Brubaker's unit.

**Adjournment:** Motion was made by Bob Morris Sr. to adjourn, Richard Brubaker adjourned the meeting at 2:33 p.m.

Respectfully submitted,