

**SUNSET HARBOUR
Condominium Association, Inc.**

Special Meeting of the Board of Directors – April 19, 2024

CALL TO ORDER AND ESTABLISHMENT OF QUORUM: The Sunset Harbour Condominium Association Special Board of Directors Meeting was called to order by Emmie Giovanelli, Association President, at the Sunset Harbour Club Room located at 2598 Gary Circle, Dunedin, FL 34698. With notice having been properly given and a quorum being present, the meeting convened at 12:01 pm.

Directors Present: Emmie Giovanelli, President, Jim Limpert, Vice President, Sally McKeage, Treasurer, Donna Sheridan, Secretary and Bill Lee, Member at Large.

Prior to the commencement of the business meeting President Emmie introduced new owner Ken Wolfe and thanked him for already assisting with some of our various maintenance items.

APPROVAL OF MINUTES: Motion to approve the minutes of the March 26, 2024 Annual Meeting and Election of Officers was made by Emmie, seconded by Sally and approved by unanimous consent.

NEW BUSINESS:

President Emmie reported on the roof replacement issues that necessitated the special meeting of the Board. Roofing contractor has uncovered the following items which must be addressed:

- AC condenser rack stands are not code compliant and must be altered or replaced as the legs are too short to be properly attached to the concrete roof approximately 6 inches down from where they are presently attached. Stands themselves are in good condition but bids were requested for both full replacement and alteration. Bids on total replacement exceeded \$29,000 while bids on leg replacement alone ranged from \$7500 to \$15,746. After discussion and motion by Sally, seconded by Emmie, the Board voted unanimously to accept the \$7500 bid from Apostle Corp. as their bid was not only exceptionally good but the materials are in stock so the work can commence immediately.
- Four drain covers need to be replaced to come to code. Cost \$575 each for a total of \$2300.
- Drain pipes need to be cleaned and size-corrected to allow for proper attachment of new drain covers. As this work was urgent and thus already underway, contractor Blossom Plumbing advised total cost to complete will be \$645.

- Handyman Roofing advised cost to complete prep for AC rack stand leg extensions and then backfill and patch around each leg would be \$2550.

Thus, total additional cost for roof replacement completion will be \$12,995 or \$684.00 per unit owner.

Donna moved that a special assessment of \$684 per unit be considered to cover this cost and that it be due by May 19, 2024. Motion was seconded by Jim and passed by unanimous consent.

Donna then moved the total amount be paid from our reserves account and then reimbursed to that account from the special assessment funds. Motion seconded by Bill and passed by unanimous consent.

Because our contractor is pushing to complete this project in a timely manner, Sally moved to allow roof work to occur from 7:30am-6:30pm daily. Motion was seconded by Emmie and passed by unanimous consent.

ADJOURNMENT:

There being no further business to come before the Board, meeting adjourned at 12:34 pm.

Approved as amended 4/29/24