

**SUNSHINE CONDOMINIUMS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, JANUARY 27, 2021
5:00 P.M.
VIA ZOOM**

Present: Mariah Davidson
 Kathy Fogo
 Carol Ann Martin
 Jeanette Marcel
 Chet Boyce, Toad Property Management

Chet called the meeting to order at 5:07 pm and said there was a quorum.

Kathy made a motion to approve the minutes of the December 14, 2020 meeting. Mariah seconded the motion and it was unanimously approved.

Chet said amended Rules and Regulations had been circulated to the Board for review prior to the meeting. After discussion it was agreed to continue with the limit of two dogs per unit and add wording requiring window coverings such as blinds or curtains. Chet went through the amendments one by one with comments made as necessary. Jeanette made a motion to approve the Rules and Regulations as amended. Carol Ann seconded the motion and it was unanimously approved. Chet agreed to put the Rules and Regulations on the website and email a copy to all owners. A copy would also be delivered to each unit so tenants would promptly receive the Rules.

Use of the dumpster was discussed and Chet agreed to circulate a notice to all tenants at the end of April reminding tenants of the need to dispose of items appropriately and not put everything in or around the dumpster. The notice would suggest possible donation sites as well as listing prohibited items, such as electronics which could not be taken to the landfill.

Chet said a new dog station had been ordered and would be installed as soon as it was received. It was generally agreed the common areas were looking better.

Chet said he had reached out to local contractors but so far had not been able to find contractors willing to bid on the projects. Chet asked for suggestions of other contractors to contact.

At 5:40 pm Kathy made a motion to adjourn. Jeanette seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management