

**SUNSHINE CONDOMINIUMS ASSOCIATION
ANNUAL MEETING OF OWNERS
TUESDAY, SEPTEMBER 20, 2022
5:00 P.M.
VIA ZOOM**

Present: Jeanette Marcel (1021b and 1019a)
Larry Wegrzyn (1009b)
Kelsey Oettinger (1011a)
Danielle Schneider (1015a)
Kevin Stanley (1007a)
Lance Dalleck (1001a)
Mariah Davidson (1021a)
Kat Loughan, Toad Property Management
Chet Boyce, Toad Property Management

Proxy to Jeanette Marcel: Ann Wegert (1017a)

Kat Loughan called the meeting to order at 5:03 pm and apologized for any problems caused by the need to reschedule the meeting. Kat said there was not a quorum. Notice of the meeting had been mailed on September 6, 2022.

Jeanette Marcel made a motion to approve the minutes of the August 4, 2021 meeting. Larry Wegrzyn seconded the motion and it was unanimously approved.

Prior to the meeting Jeanette Marcel, as President of the Association, had circulated a report. Jeanette said the Board was working hard to make improvements to the buildings at a reasonable price. Jeanette explained it continued to be hard to find contractors to perform work and her cousin, David Marcel of Referred Construction, was willing to continue with work. Once the water issues had been solved work would move to the siding and painting as the roof metal seemed to be holding up well. If a local contractor could be found to perform the work at a similar price Jeanette said she would have no objection to hiring a local contractor.

Jeanette Marcel explained guttering would be added and the grade around the buildings would need to be changed which might result in damage to plants close to the buildings. The work was necessary to drain water away from the buildings. Jeanette said work would be underway the second week of October. Jeanette thanked Toad for their maintenance and clean-up work around the buildings and said everything was looking much better than the buildings had in the past. Jeanette explained it was necessary to have the increases in dues or special assessments to fund deferred maintenance.

Kat Loughan explained the Association had approximately \$60,000 in the bank accounts and Chet Boyce confirmed Toad would be moving some money from the Checking Account into the Money Market account. Kat said the 2023 Budget included increases in the management fee, water/sewer and trash collection. The increase in operating expenses for the year of 2023 was approximately \$6,000.

Kat said an email would be sent out to owners confirming the start date for the grading of the ground around the buildings. Kat explained the water had been turned off for repair of a main water

pipe into the crawl space of Unit 1001b. The repair had been completed and water turned back on. Kat explained the Board wanted to consider a Reserve Study and Kat said she had reached out to companies for quotes. The Board would review those quotes and make a final decision.

Kat explained there would be a 2023 Capital Assessment in line with the 2022 Capital Assessment so that essential maintenance could continue.

Kat said the Board had approved the 2023 Budget. Without a quorum at the meeting the Budget would be ratified as there had not been objections from more than 67% of owners.

Mariah Davidson said she would not continue on the Board. Kelsey Oettinger had volunteered to join the Board and after Kelsey introduced herself she was welcomed to the Board for a three year term. Jeanette Marcel said Carol Ann Martin had her unit listed for sale and owners were encouraged to volunteer for the Board.

Jeanette Marcel confirmed water mitigation would continue to be a priority and the guttering and crawl space work would hopefully be completed in October.

At 5:47 p.m. Jeanette Marcel made a motion to adjourn the meeting. Larry Wegrzyn seconded the motion and it was unanimously approved.

Prepared by Rob Harper, Toad Property Management