

**SUNSHINE CONDOMINIUMS ASSOCIATION
ANNUAL MEETING OF OWNERS
WEDNESDAY, AUGUST 4, 2021
5:30 P.M.
VIA ZOOM**

Present:

Ann Wegert (1017a)
Carol Ann Martin (1005b)
Kent & Cheryl Stockman (1019a)
Jeanette Marcel (1021b and 1019b)
Kathleen Fogo (1007b)
Chet Boyce, Toad Property Management

Chet Boyce called the meeting to order at 5:41 pm and confirmed there was a quorum. Notice of the meeting had been mailed on June 24, 2021.

Jeanette Marcel made a motion to approve the minutes of the August 5, 2020 meeting. Kathy Fogo seconded the motion and it was unanimously approved.

Jeanette Marcel said great progress had been made cleaning up the common areas and Jeanette thanked Toad and owners and tenants for assisting. A community day in September 2020 had accomplished a lot. Jeanette explained Toad had helped with the manual irrigation system and the lawn was looking better than it had in years.

Jeanette explained the Association's financial situation had improved but cosmetic type projects had been delayed as a crawl space inspection report had identified essential repairs on structural, mold, plumbing, electrical and duct work. Jeanette said finding a contractor in Colorado had been unproductive. The only proposal had been a proposal from ASR Companies out of Lakewood, Colorado for \$335,000 with multiple exclusions which might add tens of thousands of dollars to the overall project. Jeanette explained after consulting with an architect friend and a cousin who was a contractor David Marcel of Referred Construction had been hired. The estimate from Referred Construction was \$23,000 for the initial work plus lodging, meals and mileage expenses and an estimate to be provided for the additional work once an on-site inspection had been performed.

Jeanette explained David Marcel had arrived on July 6, 2021, with a small team to start work on the crawl spaces to repair and shore girders and beams; add electrical for dehumidifiers; repair plumbing issues; add insulation; mold remediation; reroute dryer venting; and add vapor barriers, sump pumps and dehumidifiers. Large amounts of water had been discovered under three buildings and became a major concern and required immediate remediation. The crew extended their stay by 4 days and the total cost was approximately \$36,000 (final bill is pending). The crew agreed they would return to finish what they could not complete and would also provide a proposal for the balance of the work. The source of the water had not been clarified but it would be necessary to grade around the structures to move ground water away from the foundations. Additional work would involve gutters, more shoring of beams and girders, more electrical, plumbing, duct work, vapor barrier, the addition of dehumidifiers,

siding repair, painting, screw and glue on the roof (and eventual replacement) and repair work on exterior outlets.

Jeanette said the essential work on the buildings would continue and if owners had questions, they could reach out to her.

Jeanette reminded owners to move firewood away from the buildings.

Chet Boyce said one unit had sold during the past year. Chet said Jeanette Marcel had put many hours of work into the crawl space mitigation and repair. Chet displayed photographs of the areas of the crawl space which had received immediate attention. Jeanette confirmed dehumidifiers would be added to all crawl spaces and that would help with mold possibly caused by moisture from dryer vents.

Chet Boyce confirmed there was \$49,481 in the bank accounts. Operating expenses were running under budget, despite increases from water and sewer, and the money paid to Referred Construction had been taken from the exterior maintenance special assessments. Chet explained the 2022 Budget was very similar to the prior year with a few adjustments based on actual expenses.

Ann Wegert made a motion to ratify the 2022 Budget as presented. Jeanette Marcel seconded the motion and it was unanimously approved.

Chet Boyce explained Jeanette Marcel was willing to continue on the Board for an additional term. No additional names were put forward and Jeanette Marcel was elected to the Board, by unanimous approval, for an additional three-year term.

Jeanette Marcel explained Amended Bylaws had been prepared and circulated to all owners a couple of times. Discussion had occurred at and following the annual meeting but no vote had been taken to approve those Bylaws. Chet Boyce explained Article 8 of the Declaration of Protective Covenants gave authority to the Board to vote on the original Bylaws and any amendments to those Bylaws. Kathy Fogo made a motion to approve the Amended Bylaws as presented. Jeanette Marcel seconded the motion and it was unanimously approved by the Board.

Jeanette Marcel made a motion to adjourn at 6:30 pm. Kathy Fogo seconded the motion and it was unanimously approved.