

**SUNSET HARBOR OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

December 6, 2022

6:00PM

At the onsite Sunset Harbor Clubhouse

MINUTES

- I. Certifying of Proxies - Establish Quorum – Call to order
a. Meeting was called to order at 6pm. Steve Stephens and Tom Beaulieu were present, Mike Sadowski was present via telephone. 12 owners present.
- II. Proof of Meeting Notice
Meeting was properly noticed in compliance with FS 718
- III. Approval of Board of Director's Meeting Minutes dated
Deferred until next meeting in January 2023.
- IV. VOTE TABULATION
- a) Vote for Reserves - Partially or Fully Funded
22 Proxy's
8 In person
All vote to partially fund reserves for 2023. Motion Carried.
- b) Vote for Waiving Compilation Financial Report
Dick to put together a committee for reviewing the financials for 2022.
- V. 2023 Annual Budget
- (a) Discussion and consideration of the 2023 Annual Budget
No Questions
- (b) Adoption of the 2023 Annual Budget
Steve motioned to accept the 2023 annual budget Tom seconded, All in Favor. Motion Carried.
- VI. New Business
New roof for pump station \$4,000
Garage Roof Repairs \$6,000
Pier – to fix doc, or shorten. Could need to be raised. Approx. 10-60K
Discussion of new state statutes: keystone to get bids to fix bad spalding 109 & 309.
Insurance valuation \$800.00
Pool Deck \$20,000, pool resurface and safety bars \$17,000
Mulch to be done
Power wash walkways and stairwells.
- For next meeting:**
Put benches with backs on the dock
New rules for Clubhouse rentals and pool used during parties.
- VI. Adjournment - Adjourned at 6:50pm