

**SUNRISE BAY RESORT & CLUB  
CONDOMINIUM ASSOCIATION, INC.**

10 Tampa Place  
Marco Island, FL 34145  
239-394-5280 fax 239-642-6252  
info@sunrisebayresort.com

The annual meeting of Sunrise Bay Resort & Club Condominium Association was held on January 26, 2017 at 11:00 a.m. in the Sunrise Bay Resort & Club Recreation Room, Marco Island, Florida. Evidence was presented that the meeting was properly called. A quorum was attained with 209 eligible unit- week owners present in person and/ or by proxy; 48 unit- week owners were deemed not eligible due to unpaid maintenance fees.

Mr. Joseph Pescatrice, President of the Association, opened the meeting at 11:04 am. Mr. Pescatrice introduced the Board of Directors and Staff: Peter Guerin, Vice President; Richard Miller, Director; Paula Warner, Manager; Linda Mealey & John Erickson, office staff. Don Frey, Secretary/ Treasurer; Peter Triola, Director; and Tom Barbour, maintenance were absent.

A reading of the 2016 Annual Meeting minutes was waived; motion was made to accept the minutes as presented by Ralph Darrow, seconded by Chris Greenslade. Motion unanimously approved.

Mr. Guerin reported that the 2016 budget was balanced, and the final audit will confirm. He reported that by October 31<sup>st</sup> the balance due to both the reserve account and tax escrow account was transferred, \$ 122,560.00 and \$ 19,996.00, respectively. The property taxes (\$17,970.94) were paid in November, taking advantage of the early payment discount. Insurance for 2017 (\$ 43,229) was prepaid in December 2016. Thirteen unit/weeks were surrendered to the Association.

Mr. Guerin also reported on 2016 unexpected expenses totaling \$ 16,150. There were additional expenses due to roof repairs, fire alarm repairs, pipe repairs, a new office air conditioning unit and elevator repairs/improvements.

Mr. Miller reported on 2016 interior improvements: 4 TV's, 3 disposals were replaced. All 20 units have new ceiling fans in both the living and bedrooms. New sofa beds and bedspreads are in all the units. Routers have been added to all the units making wifi easier to get. Drying racks have been added to all the units. New larger TV's have been ordered and are due to arrive any day.

Mr. Miller also reported on 2016 exterior improvements: The remaining landscaping has been replaced. Rain shields have been added at the elevator doors and a new elevator floor was installed. A new pump motor was installed for the pool, new lights were installed around the pool and new pool furniture was added. Ladders were added on all the fingers of the dock for easier access and a newer pontoon boat has been added.

Mr. Miller stated that some of the items on the 2017 "to do" or "wish list" are already being looked into. These include replacing the drapery in the living area as well as the bedroom. We are also looking into upgrading the bathrooms and kitchens.

Ms. Warner reported that her entire staff continues to support her and perform above and beyond. Linda Mealey and John Erickson in the office and beyond; Tom Barbour with maintenance and all the housekeeping staff. They make it possible for all to enjoy a clean and comfortable holiday at the Resort. Occupancy for 2015 was steady at about 96%.

Sales of unit/weeks have been stagnant. There have been some inquiries, but no offers being made. Some of the stagnation may be due to owners renting their time for just above maintenance fee prices. The Association has rented weeks throughout the year for \$ 1100. Management is looking to work with a few reputable vacation clubs also to help off-set the uncollectible fees by renting them. Please remember the State of

Florida, the office of the Attorney General and ARDA (American Resort Development Association) have again issued warnings to timeshare owners against sending “upfront fees” to any companies offering to sell their timeshare.

Management has been able to continue to negotiate the return of some unit weeks from non-paying owners, saving the Association thousands of dollars in legal fees to foreclose. The Association did foreclose on a number of owners bringing Association owned weeks to about 22%. These weeks are available to purchase.

Mr. Pescatrice opened nominations for the vacating five Board of Director seats. There were no nominations from the floor, nominations were closed. Roger Blais motioned to close the nominations and accept the experienced Board. Garth Kenney seconded. Motion unanimously approved.

Mr. Pescatrice reported on old business: With Regard to the Sunset Provision, all members will be made aware of the importance of the vote. We will notice everyone a number of times between now and 2020 when the vote is necessary. Florida is the only state where timeshare documents contain a sunset provision. Unless a Florida resort’s owners vote to continue its timeshare regime, the resort will revert to tenancy in common. THERE IS NO WAY TO GOVERN SUCH AN ENTITY. Council has suggested to revise the condominium documents to eliminate the sunset provision. We are looking into the wording to amend the condo documents to eliminate the sunset provision and hope to have it voted on at next year’s Annual Meeting. We are also looking into being able to do the vote via electronic voting.

New business was opened with a request for the Association to look into adding a heart defibrillator. The Board and Management will investigate.

There being no further business, the 2017 Annual Meeting was adjourned at 11:54 a.m.

## 2016 Board of Directors

### President

Peter Guerin  
1445 Leland Way  
Marco Island, FL 34145  
239.300.1591  
peterguerin007@gmail.com

### Vice President

Donald Frey  
4451 Gardener Drive  
Port Charlotte, FL 33952  
941.627.3837  
lizfrey.0506@gmail.com

### Secretary/Treasurer

Richard Miller  
2109 Spring Street  
Ford City, PA 16226  
724.525.8406  
rich42342@yahoo.com

### Director

Peter Triola  
887 Manatee Road  
Naples, FL 34114  
239.450.6904  
pttrio@embarqmail.com

### Director

Joseph Pescatrice  
2712 SW 13<sup>th</sup> Avenue  
Cape Coral, FL 33914  
239.772.2202  
pescj@comcast.net

Updates are always being made to our website

[www.sunrisebayresort.com](http://www.sunrisebayresort.com)

Owners Only page:

User ID: owner

Password: sbrOwner05