

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

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The annual meeting of Sunrise Bay Resort & Club Condominium Association was held on January 24, 2019 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 239 eligible unit- week owners present in person and/ or by proxy; 51 unit- week owners were deemed not eligible due to unpaid maintenance fees.

Mr. Richard Miller, President of the Association, opened the meeting at 11:00 am. Mr. Miller introduced the Board of Directors; Peter Triola, Vice President; Joseph Pescatrice, Secretary/ Treasurer; Directors; Peter Guerin and Denny Verbance.

A reading of the 2018 Annual Meeting minutes was waived; motion was made to accept the minutes as presented by Garth Kenney, seconded by Dana Hardman. Motion unanimously approved.

Mr. Pescatrice reported that by October 31st the balance due to both the reserve account and tax escrow account was transferred, \$ 147,219.00 and \$ 14,966.00, respectively. The property taxes (\$15,901.80) were paid in November, taking advantage of the early payment discount. Insurance for 2019 (\$ 45,023.00) was prepaid in December 2018. Sixteen unit/weeks were surrendered to the Association. Six weeks were sold.

Mr. Pescatrice also reported on 2018 unexpected expenses totaling \$ 11,875. There were pipe repairs, a dock survey and elevation certificate required.

Mr. Guerin reported on 2018 interior improvements: Replaced were 3 disposals, 2 dishwashers, 4 living room TVs, closet doors for sleep 4 units, all outlets and switches in all units, 2 washers & 2 dryers for the laundry room, water heater for guest laundry, 1 wall mirror and the server computer for the office.

Mr. Verbance reported on 2018 exterior improvements: The manatee sign for the dock was replaced. Some of the items on the 2019 “to do” or “wish list” are to upgrading the bathrooms and kitchens.

Mr. Miller opened nominations for the vacating five Board of Director seats. There were no nominations from the floor, nominations were closed. Muriel Green motioned to close the nominations and accept the nominees as presented. Michelle Pescatrice seconded. Motion unanimously approved.

Ms. Warner reported that the entire staff continue performed above and beyond. Linda Mealey, Wenseslao Rocha, Gloria Sanchez, the entire housekeeping staff and Carl Richlen (returns to help with maintenance weeks) give so much to make the Resort operations run so smoothly and do so with extreme pride. Please remember your housekeeping staff. They work very hard to make it possible for all to enjoy a clean and comfortable holiday at the Resort. Occupancy for 2018 was about 91%. We continue to receive gold ratings with our RCI guests.

There have been some sales inquiries, and four Association weeks sold. There were a few transfers between family members. The stagnation in sales in part due to owners renting their time for just above maintenance fee prices. The Association has rented weeks throughout the year for \$ 1100.00 or more. 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 was able to negotiate the return of some unit weeks from non-paying owners, saving the Association thousands of dollars in legal fees to foreclose. Some of these weeks are available to purchase.

Mr. Miller reported on old business: The Sunset Provision special meeting will be January 23, 2020. All members are being made aware of the importance of the vote. Everyone will be asked to fill out a proxy to achieve the 65% quorum necessary. The proxy also will ask to revise two (2) changes in our Condominium Documents. The 2018 vote ‘that no more than 10% of the Association held weeks be sold, be it in bulk or individual sales, prior to the vote to amend the document or vote on the “Sunset Resolution.”’ will remain in effect. A motion was made by Michelle Pescatrice to deem owners that are delinquent as of January 1, 2020, from being eligible to be counted towards the quorum needed. Jane Evans seconded. Motion unanimously approved.

New business was opened with a brief discussion of how the cost for discretionary fees are established. Mr. Miller invited all members to see the new entry benches; one to recognize Don Frey and the other to recognize Marty Green for all their contributions to Sunrise Bay.

There being no further business, the 2019 Annual Meeting was adjourned at 11:40 a.m.

2019 Board of Directors

President

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Updates are always being made to our website

www.sunrisebayresort.com

Owners Only page:

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