

**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 23, 2020 at 11:15 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; 36 unit- week owners were deemed not eligible due to unpaid maintenance fees.

Mr. Joseph Pescatrice, Vice President of the Association, opened the meeting at 11:12 am. Mr. Pescatrice introduced the Board of Directors; Peter Guerin, Secretary/ Treasurer; Directors; Richard Miller, Denny Verbance and Roger Blais. Mr. Blais was appointed in August after Peter Triola, President resigned.

A reading of the 2019 Annual Meeting minutes was waived; motion was made to accept the minutes as presented by Peter Guerin, seconded by Richard Miller. Motion unanimously approved.

Mr. Guerin reported that by October 31<sup>st</sup> the balance due to both the reserve account and tax escrow account was transferred, \$ 146,896.00 and \$ 15,902.00, respectively. The property taxes (\$16,827.44) were paid in November, taking advantage of the early payment discount. Insurance for 2020 (\$ 51,664.00) was prepaid in December 2019. Twenty unit/weeks were surrendered to the Association, seventeen were foreclosed. Four weeks were sold.

Mr. Guerin also reported on 2019 unexpected expenses totaling \$ 5,153. There was office A/C repairs and addition dock survey expenses.

Mr. Verbance reported on 2019 interior improvements: Replaced were 5 refrigerators, 4 dishwashers, 1 range, 1 microwave, 1 water heater, 1 closet door, all routers were upgraded in all units. Final repairs from Hurricane Irma were completed in December. Sliding glass doors and windows were replaced throughout the building.

Mr. Blais reported on 2019 exterior improvements: The carports were remodeled, a dock survey was completed, a building elevation certification was secured and new seats and canopy were installed on the boat.

Mr. Pescatrice 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. LeRoy Petrick seconded. Motion unanimously approved.

Ms. Warner reported that the entire staff continue to perform above and beyond. Linda Mealey, Carl Richlen, Douglas Peterson, Wen Rocha, Gloria Sanchez and the entire housekeeping staff 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. We continue to receive gold ratings with our RCI guests. This gives our owners gold trading power. The occupancy for 2019 was 93%.

The Association has rented weeks throughout the year for \$ 1100.00 - \$ 1500.00. 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.

We are in the process of upgrading our website. We will be adding new items, including links to important websites. Look for our new look sometime in April.

Mr. Pescatrice reported on old business: The Sunset Provision special meeting was held just prior to this meeting. A quorum was established and all items voted on were in the positive.

New business was opened. Mr. Pescatrice informed everyone that the Resort will be going through a major remodeling. All the units will be upgraded with a modern layout that include new kitchen design, new bathroom design, higher ceilings and crown molding. They will also include all new plumbing, electric and re-routed A/C for better air flow. All new furniture will also be added. The renovations will begin May 2<sup>nd</sup>. We hope to have everything completed by year end.

Mr. Pescatrice introduced Bruce Sonneborn. Mr. Sonneborn will be doing sales for the Association. He is also contributing monies toward the remodeling project.

Mr. Sonneborn explained what his part in sales and remodeling would be. He looks forward to working at the Resort again. Mr. Pescatrice invited all members to see the newly remodeled unit.

A question of whether or not we could set up a designated smoking area at the Resort. The Board will investigate.

There being no further business, the 2020 Annual Meeting was adjourned at 12:02 p.m.

## 2020 Board of Directors

### President

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### Vice President

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### Secretary/Treasurer

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### Director

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