

**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 21, 2021 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, zoom and/or by proxy; 38 unit- week owners were deemed not eligible due to unpaid maintenance fees.

Mr. Joseph Pescatrice, President of the Association, opened the meeting at 11:01 am. Mr. Pescatrice introduced the Board of Directors; Peter Guerin, Vice President; Denny Verbance, Secretary/ Treasurer; Directors; Richard Miller and Roger Blais. Mr. Blais was appointed in August after Peter Triola, President resigned.

A reading of the 2020 Annual Meeting minutes was waived; motion was made to accept the minutes as presented by Greg Reininger, seconded by Jay Reese. Motion unanimously approved.

Mr. Verbance reported that by December 31<sup>st</sup> the balance due to both the reserve account and tax escrow account was transferred, \$ 146,292.00 and \$ 16,827.00, respectively. The property taxes (\$16,827.00) were paid in December, taking advantage of the early payment discount. Insurance for 2021 (\$ 66,351.00) was prepaid in December 2020. Sixteen unit/weeks were surrendered to the Association. Six weeks were sold.

Mr. Verbance also reported on 2020 unexpected expenses. Due to the pandemic there were none.

Mr. Blais reported on 2020 interior improvements: Seven units were remodeled. Sixteen units were refurbished. Replaced were 1 water heater and 1 air handler.

Mr. Blais reported on 2020 exterior improvements: New seats 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. LeRoy Petrick motioned to close the nominations and accept the nominees as presented. Jay Reese 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, Edna Rodriguez 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. Gloria Sanchez retired in July after thirty years of superb service. We continue to receive gold ratings with our RCI guests. This gives our owners gold trading power.

The Association has rented weeks for \$ 1100.00 - \$ 1500.00. Please remember the State of Florida, the office of the Attorney General and ARDA (American Resort Development Association) have issued warnings to timeshare owners against sending "upfront fees" to any companies offering to sell their timeshare.

We continue to upgrade 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 at last years annual meeting. There was a quorum and all items voted on were in the positive.

New business was opened. Mr. Pescatrice informed everyone that the Board voted to implement a \$ 45.00 Resort Fee for all non-owners. The fee will include beach towel rental, secured wi-fi, boarding pass printing along with some other incidentals. This fee is waived for deeded owners only. Family members and guests will pay the fee. Mr. Pescatrice also noted that the remodeling will continue at the Resort beginning in May. We had hoped to have everything completed by end of year 2020, however, pandemic shortages in material prevented this from occurring.

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 is. He has been busy getting sales set up through this difficult time and looks forward to accomplishing his goals at the Resort. Mr. Pescatrice invited all members to see the newly remodeled units.

There being no further business, the 2021 Annual Meeting was adjourned at 11:36 p.m.

## 2021 Board of Directors

### President

Peter Guerin  
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### Vice President

Dennis Verbance  
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### Secretary/Treasurer

Roger Blais  
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### Director

Richard Miller  
402 Main Street  
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### Director

Joseph Pescatrice  
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