

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

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The annual meeting of Sunrise Bay Resort & Club Condominium Association was held on February 10, 2022, 11:30 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 222 eligible unit- week owners present in person, zoom and/or by proxy; forty-seven unit- week owners were deemed not eligible due to unpaid maintenance fees.

Mr. Anthony Garczynski, President of the Association, opened the meeting at 11:37 am. Mr. Garczynski introduced the Board of Directors; Denny Verbance, Vice President; Joseph Pescatrice, Secretary/ Treasurer; Directors; Roger Blais and LeRoy Petrick. Mr. Garczynski and Mr. Petrick were appointed in June after Richard Miller and Peter Guerin resigned.

A reading of the 2021 Annual Meeting minutes was waived; motion was made to accept the minutes as presented by Richard Miller, seconded by Muriel Green. Motion unanimously approved.

Mr. Garczynski reported that on July 7, 2021, in a very brief breakfast meeting with Mr. Bruce Sonneborn to discuss the Association contract with his company to sell Association owned weeks, Mr. Sonneborn immediately felt his character was being questioned and he quit. Mr. Sonneborn was not successful in selling. The Board did need to special assess the owners to meet expenses for 2021 and expected remodeling in the near future. The extent of the remodeling may need to be cut back as the cost of "down to the studs" cost is presently out of reach. Monthly Board meetings will be held the third Thursday of the month, 2:00 pm.

Mr. Pescatrice reported that the balance due to the tax escrow account was transferred \$ 19,033.00, and the property taxes (\$13,304.24) were paid in November, taking advantage of the early payment discount. Insurance for 2022 (\$ 86,709.00) was prepaid in December 2021. Thirty-one (31) unit/weeks were surrendered to the Association. Thirty-eight (38) Association weeks were sold.

The Association By-Laws were updated. The Board of Directors approved them at the January 20th, 2022 business meeting. The By-Laws will be recorded and be available to all owners and guest of the Association.

Mr. Verbance reported on 2021 exterior improvements: new seats were installed on the boat under warrantee.

Mr. Blais reported on 2021 unexpected expenses. Two (2) A/C units were replaced.

Mr. Petrick reported on 2021 interior improvements: With delivery expected in March, backordered murphy beds will complete the refurbishing of all twenty units. Fiber optic was installed in all units to improve internet and cable services. The lobby and management offices were newly painted.

Our 2022 wish list and anticipated improvements includes replacing the building fire pump, enclosing the trash area, upgrading the picnic area, improve the parking lot area, a new canopy, computer and software updates

Ms. Warner reported that the entire staff continue to perform above and beyond. Linda Mealey, Carl Richlen, Wen Rocha, Cindy Santana, 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 extremely hard to make it possible for all to enjoy a clean and comfortable holiday at the Resort. Please remember that Saturday check in is a 3pm. 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 - \$ 1600.00. 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.

Mr. Garczynski opened nominations for the vacant Bank B Board of Director seats. Carol Boland nominated herself and Robert Janelli was nominated by Mr. Garczynski. Steven Blakeslee motioned to close the nominations and accept the nominees as presented. William Rhodunda seconded. Motion unanimously approved.

Mr. Pescatrice reported on old business: The Board voted to implement a \$ 45.00 Resort Fee for all non-owners. The fee includes 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. In 2021, the first year (Covid year 2) of the Resort Fee, \$ 6,855.00 was collected. Pandemic shortages in materials, and monetary shortfalls added to the prevention of remodeling to continue.

New business was opened. Mr. Garczynski reviewed all financial procedures to ensure the Association monies are secure. This includes where the monies reside and how the monies are released. The Board has been looking into securing a line of credit. This will insure funds available for emergency situations. The Board is looking into all possibilities of succession in management, should the need arise. The State of Florida is considering that all buildings higher than three (3) stories and at thirty (30) years old, have a certified engineers report on the buildings structural safety done by 2023 and every seven (7) years thereafter.

Smoking in the building is a concern of many residents, owners and guests alike. Can the building be non-smoking, with a designated smoking area? This will be investigated by the Board and Staff. Is there a policy to make sure only working animals are allowed in the building? All residents with an animal must provide valid proof of an animals need and health before arrival. We have a four (4) page application for any animal to be on site. There is concern regarding future expectations of residents with electric vehicles. This will be researched for what the Association responsibility may be.

There being no further business, the 2021 Annual Meeting was adjourned at 1:12 p.m.

2021 Board of Directors

President Anthony Garczynski	Vice President LeRoy Petrick	Treasurer Joseph Pescatrice	Secretary Carol Boland	Director Robert Janelli
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The Board can be contacted directly at sunrisebayboard@gmail.com

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