

Sunset Marina Residences of Key West Condominium Association, Inc.
Annual Meeting
Tuesday, January 12, 2021
Open Conference Call
VIA Zoom

1. CALL TO ORDER BY CHAIRPERSON

President Mike Klitenick called the Annual Meeting to order at 10:06 a.m.

2. CERTIFYING OF QUORUM

A quorum was not met for the General Membership meeting. Board Members President Mike Klitenick, Vice President Gilbert Tunney, and Treasurer/Secretary Christina Ramirez-Platt were present via zoom. Six other owners were also present via zoom. Operational Director Sterling Christian, Mike Henriquez, Randy Niles and Tracey Barrera represented Management via zoom.

3. PROOF OF NOTICE OF MEETING

The Association's Property Manager Randy Niles provided proof of meeting notice by affidavit.

4. APPROVAL OF PRIOR MINUTES

Treasurer/Secretary Christina Ramirez-Platt moved to approve prior minutes of November 29, 2019. President Mike Klitenick seconded. The motion passed unanimously.

5. PRESIDENTS REPORT

President Mike Klitenick gave a summary report of the projects from 2020.

- Bellingham dock repairs/rebuilding permit close-outs and final payments.
- Boardwalk survey by Matthew Blomberg of Florida Keys Land Surveying
- ROFR termination document to be drafted, signed, and recorded.
- New boat lifts and prior permitting issues resolved.
- Key West Sea Plane FDEP assessment project and additional test wells.
- Line of Credit modification to lower interest rate floor.
- Additional trash pick-ups.
- Reply to final notification to Dockominiums by legal counsel.
- Asphalt repairs and sealcoating completed.
- Tree trimming completed.
- Security cameras under building and high speed wifi in pool/clubhouse area with cameras installation.
- Dock lamp poles – 4 replacements installed.
- Installed bird spikes on light poles.
- Unregistered mopeds removal.
- Unclaimed/unmaintained bikes in racks addressed.
- Posted both no trespassing on the rock area at the entrance and video surveillance signs
- Provided directions for emergency services

President Mike Klitenick reviewed the list of items that are pending at this time.

- Possible upgrades to elevators.
- KOTS new location for their proposed building.
- Fire alarms continue to go off from time to time.
- Sinkhole along driveway.
- Pool resurfacing quotes; two bids from the pool man and one from Conch pool and Spa. Pool man quotes came in at \$31,000 (eco finish), Conch Pool and Spa \$18,000.
- Sprinkler system – bids received from Blue Island and Mamas.
- Power wash pavers schedule and stain a small section to see if the Board likes it first.
- Request to FKAA and KWRU to separately bill for water/sewer.

6. YEAR 2020 FINANCIAL REPORT

Operational Director Sterling Christian provided a 2020 year to date financial report.

7. UNFINISHED BUSINESS

President Mike Klitenick reviewed the proposed boardwalk replacement project. Billy Rinehold of Decks & Docks Lumber Co. attended meeting via zoom and went over the boardwalk options for replacement. He discussed the samples for owners to view and went over the warranty for the Ware Deck product.

8. NEW BUSINESS

President Mike Klitenick indicated that he will be appointing two other owners to the Board of Directors as he was the only one that had submitted an Intent Form to be a Candidate.

President Mike Klitenick reviewed rolling over excess Member revenues to the following year.

President Mike Klitenick reviewed allowing the use of reserve funds in case of a disaster.

9. QUESTIONS AND COMMENTS

Members in attendance discussed various items with the Board of Directors and Management.

10. ADJOURNMENT

Mike Klitenick moved to adjourn meeting. Christina Ramirez-Platt seconded. Meeting was adjourned at 10:48 am.

Respectfully Submitted,

Randy Niles
Property Manager, Sunset Marina Residences