Sunset Marina Residences of Key West Condominium Association, Inc.

Annual Meeting Meetings

5609 College Road, Key West, FL

Friday November 29, 2019

1. CALL TO ORDER

President Bernard Ranellone called the Board of Directors meeting to order at 9:14 a.m.

2.CLOSE OF ELECTION POLLS

President Bernard Ranellone closed the election polls, Homeowners Ed Bayer, Bruze Zolna and Operations Director Sterling Christian volunteered to count ballots.

3. DETERMINATION OF QUORUM

There were 23 owners present and 19 represented by proxy. A quorum was not present. Operations Director Sterling Christian and Community Association Manager Michael Henriquez were present on behalf of Management.

4. PROOF OF MEETING NOTICE

The Association’s Operations Director Sterling Christian provided proof of meeting notice by affidavit.

5. MINUTES OF THE PREVIOUS MEETING

Vice-President Gilbert Tunney moved to approve the December 7, 2018 Annual Meeting minutes. Secretary / Treasurer Christina Ramirez – Platt did not have the minutes for her review, the minutes were not approved.

6. PRESIDENTS REPORT

President Bernard Ranellone gave a summary of the community in 2019 regarding completed projects such as our FDEP compliance for the residences side of the Marina, new front entrance signage, new spa heater, LED lighting, and completion of the Hurricane Irma Dock repairs.

President Bernard Ranellone complimented the Community Association Company on effectively handling the transition from the prior management.

7. YEAR 2019 Financial Report

President Bernard Ranellone discussed the association’s financial report for 2019.

8. UNFINISHED BUSINESS

None was presented

9. NEW BUSINESS

The following are the Board Members for the 2020 year: Gilbert Tunney, Christina Ramirez – Platt, and Mike Klitenick.

Gilbert Tunney made a motion to roll over excess member revenues. Christina Ramirez – Platt seconded. Motion carried unanimously.

Gilbert Tunney made a motion to allow the use of reserve funds in case of a disaster. Christina Ramirez – Platt seconded. Motion carried unanimously.

10. ASSOCIATION MEMBER INPUT

Homeowner Bruze Zolha thanked Bernard Ranellone for his dedication and service as president of the association.

9. ADJOURNMENT

Bernard Ranellone moved to adjourn the meeting. Gilbert Tunney seconded. The motion was approved unanimously, and the meeting was adjourned at 10:31 a.m.

Respectfully Submitted,

Mike Henriquez

Property Manager, Sunset Marina Residences