

SUNSET COVE CONDOMINIUM ASSOCIATION

Minutes, BOARD OF DIRECTORS MEETING, DECEMBER 6, 2021

ATTENDEES: Kay Keck, President; Fran Goldberg, Vice President; Joan Berman, Secretary; Joe Colianni, Treasurer, and David Merrill

TIME: 9AM – 10AM (Arizona time)

Kay called the meeting to order and determination of a quorum was acknowledged. Minutes from our November 3rd meeting were approved.

OLD BUSINESS: POOL FURNITURE

The Sunset Cove Board is working with Heather in Maintenance to replace our damaged tables and re-strap damaged chairs and lounges.

NEW BUSINESS: 2022 BUDGET

The Board would like to thank David Merrill and his team, along with Joe Colianni, Sunset Cove's Treasurer, for the financial data they put together to assist The Board in analyzing our financial situation and needs for 2022 and the near future. As one can well imagine, the expense for just about everything has gone up due to inflation and regulatory issues. Of particular note are our water usage costs and our insurance costs. The Sunset Cove Board is committed to better understand our community's water usage, by assuring that we look at things like our irrigation systems, lagoon systems, pool, etc. for any leaks or inefficiencies that are occurring. The Board encourages all residents to conserve in any way possible.

Sunset Cove's insurance rates have gone up by 42%. We currently have our agents looking for additional bids from RELIABLE insurance providers. Many of our Gainey communities have experienced similar rate increases. The Board will revisit this issue when additional information is received.

In light of these increases, David Merrill proposed a \$15 increase in dues for 2022. The board felt that did not sufficiently cover the increase in water costs. It was moved and seconded that the increase be \$18 for 2022, with one dissenting vote.

SUNSET COVE SOCIAL EVENING AT OUR NEW ESTATE CLUB: The Board will be working with the Estate Club's management team to determine a date in March for this event. The Board looks forward to visiting with our Sunset Cove friends and neighbors. More on this event early in the new year.

LISTENING SESSIONS AT OUR SUNSET COVE POOL: Shortly after the first of the year we will start these sessions again to enable our residents to get to know our Board members and to share their ideas about our community. The plan is to do a listening session quarterly.

The meeting was adjourned at 9:50 am.

Respectfully submitted: Joan Berman

THE SUNSET COVE BOARD OF DIRECTORS WISH OUR RESIDENTS A VERY HEALTHY, HAPPY AND JOYOUS HOLIDAY SEASON!