

**Sunset Harbor Resort Condominium Association, Inc.**

**Board of Directors Meeting**

**April 24, 2023**

A regular meeting of Sunset Harbor Resort Condominium Association, Inc. Board of Directors was held on April 24, 2023, at Hyatt Residence Club Key West, Sunset Harbor, two hundred Sunset Lane, Key West Florida, 33040.

**Present from the Board of Directors were:** George Detsis, President; Marilyn Gordon, Vice President and Treasurer; Don Heisler, Vice President; Jim Drum, Vice President and Secretary and Rick Lohr, Vice President

**Present from HV Global Management Corporation, representing the Management Company were:** Rey Martinez, Area General Manager; Fabian Garcia, General Manager; Florence Khoo, Assistance Vice President of Architecture and Construction; Steve Hed, Assoc. Director Architecture.

**CALL TO ORDER**

George Detsis, President, called the meeting to order at 2:41 P.M., Eastern Time.

**ESTABLISHMENT OF QUORUM**

Marilyn Gordon Vice President and the motion was seconded by Mr. Detsis.

**APPOINTMENT OF RECORDING SECRETARY**

Mr. Detsis appointed Rey Martinez to serve as Recording Secretary.

**PROOF OF NOTICE OF BOARD OF DIRECTORS MEETING**

Notice of Board of Directors Meeting was provided via email to Board Members and posted onsite as required by the Association documents.

**APPROVAL OF AGENDA**

A motion was made by Rick Lohr to approve the agenda as amended. The motion was seconded by Marilyn Gordon.


**NEW BUSINESS**

All five board members walked the site to review the condition of the property and discuss future reserve and operational projects.

**ADJOURNMENT**

There being no further business to come before the Board, a motion was made by George Detsis to adjourn the meeting at 4:33 p.m. The motion was seconded by Jim Drum and unanimously carried.

Submitted by:

  
Rey Martinez  
Recording Secretary

10/17/23  
Date

Approved by:

  
George Detsis  
President

10/17/23  
Date

**These minutes are subject to approval at the next Board of Directors Meeting**

**Sunset Harbor Resort Condominium Association, Inc.**

**Board Meeting**

**August 21, 2023**

A regular meeting of Sunset Harbor Resort Condominium Association, Inc. Board of Directors was held on August 21, 2023, at Hyatt Vacation Club Key West, Sunset Harbor, 200 Sunset Lane, Key West Florida, 33040.

**Present from the Board of Directors** were George Detsis, President; Marilyn Gordon, Vice President Treasurer; Don Heisler, and Rick Lohr, Vice President.

**Present from HV Global Management Corporation, representing the Management Company,** were Rey Martinez, Area General Manager; Fabian Garcia, General Manager; Florence Khoo, AVP Architecture & Construction.

**CALL TO ORDER**

George Detsis, President, called the meeting to order at 2:05 p.m., Eastern Time.

**ESTABLISHMENT OF QUORUM**

Mr. Detsis announced with all Board Members present, quorum was met.

**APPOINTMENT OF RECORDING SECRETARY**

Mr. Detsis appointed Fabian Garcia to serve as Recording Secretary.

**PROOF OF NOTICE OF BOARD MEETING**

Notice of the Board Meeting was posted as required by the Association documents.

**APPROVAL OF AGENDA**

A motion was made by Don Heisler to approve the agenda. The motion was seconded by Marilyn Gordon and unanimously carried.

**PROPERTY TOUR**

Chaise storage Mr. Detsis requested that all excess chaise lounges and umbrellas be sold or disposed of no later than October 17<sup>th</sup>, 2023.

**Review Beam and Column Work (Poolside)**

Rick Lohr and George Detsis expressed concerns that Columns near unit 111 appeared to have cracks running through the column. An action item was added to ensure inspection by RJH prior to sign off.

**Walkthrough of side of Building 1 (Chaise Storage)**

Mr. Detsis recommended trying to sell chaise Lounges and umbrellas by October.  
Mr. Detsis requested a specific breakdown of asset replacements required by SIRS.

**Review Beam and Column Work (Back of Building / Building 2 Area)**

Walked the back side of the property and reviewed the five beams that need to be replaced. Two beams are located near walkway by 214A, two beams are located near walkways by 321A and one near balcony 521B.

The Board indicated they did not want to approve additional work until RJH has signed off on inspection of recently completed beams and column work.

**Roof Discussion**

Rick Lohr inquired about the lack of detail in the roof inspection summary provided and requested a detailed report.


Announcement of next meeting

The next Board Meeting will be on August 22<sup>nd</sup>, 2023, at 9am Eastern.

ADJOURNMENT

There being no further business to come before the Board, a motion was made by Marilyn Gordon to adjourn the meeting at 4:09 p.m. The motion was seconded by Don Heisler and unanimously carried.

Submitted by:

  
\_\_\_\_\_  
Fabian Garcia  
Recording Secretary

10/17/23  
Date

Approved by:

  
\_\_\_\_\_  
George Detsis  
President

10/17/23  
Date

**These minutes are subject to approval at the next Board of Directors Meeting**