

# Destinations Newsletter

## Autumn 2024

Greetings Fellow Owners and Guests:

I hope you are all doing well. Let me provide you with an update on our Sunset Harbor resort.

The Board of Directors (Board) approved our 2025 annual maintenance dues. This was an 11 percent increase for the forthcoming 2025 year. Unfortunately, we cannot get away from inflationary operational and building expenses. The good news is Sunset Harbor remains a great bargain when compared to the nightly rack rates of comparable hotels in Key West that range from \$500-\$1,000/night. Property/liability insurance, housekeeping, utilities, garbage/trash disposal, keeping pace with hourly wages for staff and property taxes continue to escalate. At the same time, in April 2025, our resort property will be 30 years old. We are required by Florida laws to replace certain structural integrity assets and upgrade others to maintain Hyatt Vacation Club brand quality standards.

Two key projects in 2025 include replacing our roof and initiating an interior villas furnishings upgrade. Through cooperative teamwork between the Board, our management company and Sustainable Roofing Company, we received approvals from the City of Key West for a building permit and from the Historical Architectural Review Commission (HARC) to replace our roof. Instead of four building permits, one each for the four resort parcels, we successfully won approval for one building permit saving Association funds. We worked with this group to win approval to install a roof that has the highest-grade rating for wind resistance while also complying with Old Town Key West architectural appearance values. Based upon owner's feedback, the Board is beginning a 3-year project to update villa furniture starting with a new sofa/bed couch, draperies and sheers, new flooring in both bedrooms and more. Both reserve projects are expected to commence the first half of 2025.

In addition, you may not have noticed recently completed projects that the Board approved during this year. We completed resurfacing the swimming pool and jacuzzi hot tub, replaced deteriorating wood balcony railings with new maintenance free aluminum railings, replaced wood rot in building pillars/beams, reprogrammed our villa doors and gate security locking system, upgraded the original elevators hydraulic systems with new state-of-art equipment, and replaced deteriorated townhouse outdoor canopies.

Your Board continues to work diligently upon your behalf to maintain our resort property. As owners ourselves, we spend voluntarily countless hours seeking cost efficiencies, prioritizing projects and keeping our dues as low as possible given the circumstances.

For further Board actions, I encourage you to visit our Association's website at [www.SunsetHarborKeyWest.com](http://www.SunsetHarborKeyWest.com)

Kind Regards,

George E. Detsis

President, Board of Directors