

Sunset Harbor Resort Condominium Association, Inc.

Annual Meeting

October 22, 2024

The Annual Meeting of Sunset Harbor Resort Condominium Association, Inc. was held on October 22, 2024 at Hyatt Vacation Club at Windward Pointe, Second Floor Lobby, 3675 South Roosevelt Boulevard, 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 Management Company were: Fabian Garcia, General Manager; Bill Whelihan, Vice President, Resort Operations; Rey Martinez, Area General Manager; Adam Baraniewicz, General Manager, Hyatt Vacation Management.; Jon Dindo, General Manager, Hyatt Vacation Management; Brandon Weilenmann, Assistant Vice President; Finance; Holly Snyder, Regional Director, Finance; Florence Khoo, Assistant Vice President; Architecture & Construction; Joe Gamb, Associate Director, Architecture & Construction; Jonathan Doepke, Director of Corporate Operations; Lisa Trosset, Director, Association & Board Relations; Zafera Aaron, Manager, Association Management and Colleen Keane, Board Relations Specialist, Association Management

Owners present were: Steve Gordon, Debbie Baker

CALL TO ORDER

George Detsis, President, called the meeting to order at 1:11 p.m., Eastern time.

ESTABLISHMENT OF QUORUM

Zafera Aaron verified quorum was met with 30.20% of Owners represented in person or by proxy.

APPOINTMENT OF RECORDING SECRETARY

Mr. Detsis appointed Colleen Keane to serve as Recording Secretary.

PROOF OF NOTICE OF ANNUAL MEETING

Notice of Annual Meeting was mailed to all Owners of record on August 26, 2024. The Affidavit of Mailing was filed with the Association records.

APPROVAL OF AGENDA

A motion was made by George Detsis to approve the Agenda as presented. The motion was seconded by Rick Lohr and unanimously carried.

APPROVAL OF 2023 ANNUAL MEETING MINUTES

A motion was made by Marilyn Gordon to approve the October 17, 2023 Annual Meeting Minutes as presented. The motion was seconded by Don Heisler and unanimously carried.

APPOINTMENT OF INSPECTOR OF ELECTIONS

Mr. Detsis appointed Zafera Aaron to serve as Inspector of Election. Ms. Aaron called for any outstanding ballots to be turned in.

RESORT OPERATIONS REPORT

Fabian Garcia presented an update on resort operations. Highlights included:

- Staffing updates and the introduction of the new front office manager
- Resort activities such as water aerobics to come in 2025
- Recent projects and enhancements including staining of the teak, cooling cloths at the pool and a drop box for completed guest surveys

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FINANCIAL REPORT

Holly Snyder presented a financial report. Highlights included:

- 2024 surplus deficit as of August 2024 was \$132,246
- 2024 estimated year-end fund balance is \$35,763
- Review of the 2025 Budget, which reflects an increase of \$239.31 per unit week or 10.6%.
- Key drivers include increases in reserves, housekeeping, maintenance and income tax

VOTING RESULTS

Ms. Aaron announced the voting results:

- George Detsis, Diane W. Gilreath, Marilyn Gordon, Don Heisler and Dennis Thomas were each elected to serve a two-year term
- Mr. Detsis requested Mr. Garcia to provide two new Board Member telephone numbers to him
- It was noted that a letter would be going to all candidates to notify them of the voting results
- Waiving or Reduction of Fully Funded Reserves passed

NEW BUSINESS

Announcement of 2025 Annual Meeting Date

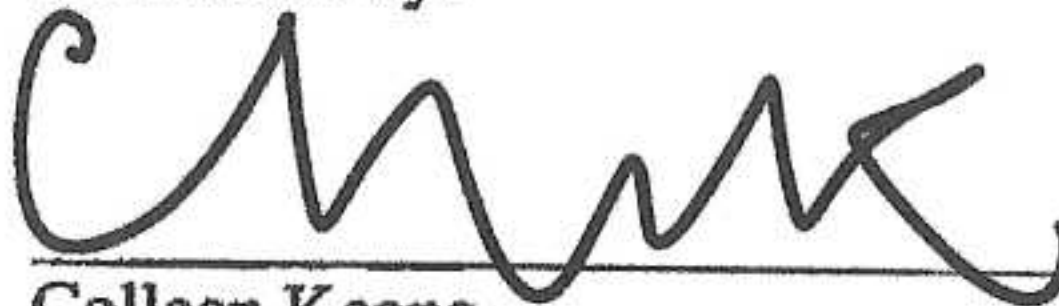
Mr. Detsis announced that the 2025 Annual Meeting is scheduled for October 14, 2025.

The Board opened the floor to questions from owners in attendance.

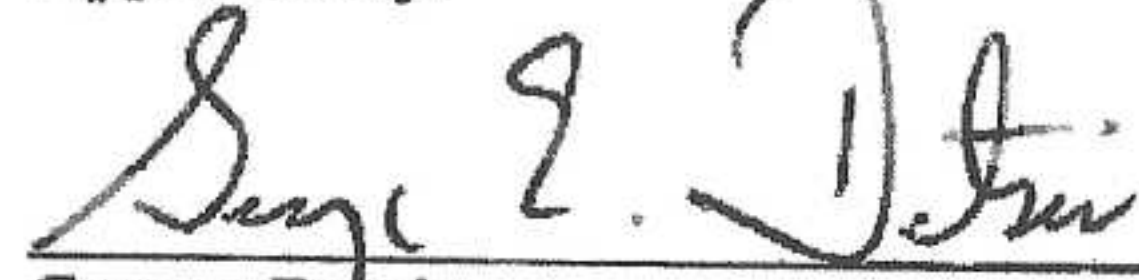
ADJOURNMENT

There being no further business to come before the Association, a motion was made by George Detsis to adjourn the meeting at 1:45 p.m. The motion was seconded by Marilyn Gordon and unanimously carried.

Submitted by:

 10.15.25
Colleen Keane Date
Recording Secretary

Approved by:

 10/14/25
George Detsis Date
President

These minutes are subject to approval at the 2025 Annual Meeting