

**SUNSET HARBOR OWNERS' ASSOCIATION, INC.**  
**3873 South Banana River Blvd., Cocoa Beach FL 32931**

**ANNUAL MEETING MINUTES**  
**April 1, 2025, 6:00 PM**

- I. Establish Quorum:** 29 Members, 13 in person and 16 by proxy.
- II. Call to Order by Temporary Chair:** The annual meeting was called to order by acting Chair Mike Sadowski at 6:02 p.m.
- III. Election of Permanent Chair:** No permanent chair elected, Mike Sadowski acting as temporary chair.
- IV. Election of Permanent Secretary:** No permanent secretary elected, Ann Marie Sadowski acting as recording secretary.
- V. Introduction of Board Members:** Present at the April 1, 2025, meeting are Michael Sadowski, President; Tom Beaulieu, Vice President; and Leonard Smith, Vice President of Maintenance. Steve Stephens, Treasurer/Secretary, was excused.
- VI. Reading and Disposal of Annual Meeting Minutes of April 2, 2024:** Motion by Leonard Smith, seconded by Tom Beaulieu, to approve the April 2, 2024, minutes as recorded. All in favor, motion carried.
- VII. Unfinished Business:** No unfinished business to come before the board.
- VIII. New Business**

The following business was presented by Board of Director Mike Sadowski:

- 2025 is starting off as a busy year with owners doing renovations/remodeling and condominiums being listed for sale.
- HBAC Annual Check Up is available for owners on April 15<sup>th</sup> for a \$60.00 fee. Sign up is posted on the bulletin board.
- Waste Management is charging an additional fee for overfill of the dumpster. The condo has been assessed twice so far in 2025. As a reminder, no construction debris should be placed in the dumpster.
- There was smoldering trash in the dumpster, which was taken care of by Tom. As a reminder, to avoid future mishaps, no batteries or cigarette butts should be placed in the dumpster.
- Homeowner Association Fees are due on the 1<sup>st</sup> of the month with a 10-day grace period. Please allow enough time for delivery. Late charges, \$30.00, will be assessed.
- A homeless individual has been present at the condo on at least two occasions. Residents should not confront individuals personally and call the police.
- The condo was power washed on March 12<sup>th</sup>. Any issues requiring repair are being addressed.

- As a result of the Engineering Study owners should keep in mind windows will require replacement within the next couple of years.
- The condo experienced a water main break on January 23 and 24, 2025. Repair charges were \$2,300.00 with the City of Cocoa Beach waving a \$600.00 fee for water usage due to the break.
- Currently the pool grout is being repaired by the contractor, which is still under warranty.
- Owners were asked to consider volunteering for a board position. Mike explained some of the duties associated with a position.

Lisa Sullivan asked about the purchase of a dock ladder. Leonard will investigate the purchase of a ladder and present it to the board for review and approval.

Leonard reported that lock covers will be placed on the electrical outlets in the stairwells to discourage unauthorized use.

Mike Pauley reiterated the importance of calling 911 when addressing an individual who is trespassing.

Dick Charpentier asked if there were any plans for remodeling of the Club House. It was determined that Dick will work with Leonard for a proposal for updating.

**IX. Adjournment:** Motion by Dick Charpentier, seconded by Tom, to adjourn the meeting. Meeting adjourned at 6:27 p.m.