

APRIL 13, 2026

TO ALL OWNERS AND TENANTS:

The following is a list of accomplishments made by the Board of Directors this past year:

- 1) The hurricane damaged roof on building #24 was replaced
- 2) Two hurricane damaged carports were either repaired or replaced
- 3) The entrance to our complex was repaired and repaved
- 4) The Spa pump was replaced
- 5) The pool heat pump was replaced. The new one comes with a 9 year warranty.
- 6) Power washing of the stairs, railings, pool fence, carports, sidewalks & tennis court.
- 7) The deteriorated outside corner wall of Unit 5 was repaired.

We wish to thank all owners who have complied with replacing damaged or worn out screens and storm doors.

The Board has used funds judiciously, making sure we have gotten the best pricing to conserve our assets. All these things have been accomplished because of your prompt condo fee payments, and it's good to see these fine results.

In addition to major projects, the contracted lawn service has done a great job trimming all bushes and trees and maintaining the lawn. It makes the appearance of our complex appealing.

Future projects include painting all 3 buildings in the next 3 to 5 years once we have accumulated enough funds to do so. Also, resealing and repainting curbing and numbering of parking spots are on our list. Lastly, replacing the roofs on buildings 20 & 28 in the next 4 to 6 years is also slated to be done.

We wish to remind all of you that hurricane season starts June 1st. Hopefully, we will have a calm season like last year. However, to prepare for this time PLEASE do not put potted plants or other objects outside your unit as these can become projectiles during storms, causing potential damage to our complex and/or vehicles. Please remove such items by May 15th. These items have never been allowed. We appreciate your compliance in this matter.

The final reminder is regarding our assigned parking spots. All units have 2 assigned parking spots. Guest spots are for guests, not for any extra vehicles you or your tenants own.

Thank you for your attention to these matters.

Sunset Lake Board of Directors



Re: 2024 Annual Meeting Minutes Inquiry- Sunset Lake Condominium Association Inc.

From A C <adah616@gmail.com>

Date Mon 3/17/2025 8:30 AM

To Jessica Sunset Lakes <jesdieram@gmil.com>

Cc Johnie Mason III <johniemason@msn.com>; Russ Bone <drbone1.lpcoc@sbcglobal.net>

Good morning Jessica,
how are you?

I need a big favor if you can. When you settle in this week, will you be able to locate the minutes from Sunset Lakes Annual board meeting from 2024?

Regards,
Adah Clark

**Minutes of the SUNSET-LAKE CONDOMINIUM ASSOCIATION
Annual Meeting for Reporting 2024 Financial & Activities
Outcome:**

**First & Second Notice was Mailed BY USPS to announce the details of the Annual Meeting and
when,
dated 04/18/2025, with check in at 5:45pm, Meeting Time at 6 PM
Location: Association Pool Cabana:**

**Meeting Format done by Johnie Mason, Roberts Rule of
Order!**

NOTICE was GIVEN in accordance with the bylaws of the association
and the Florida

Condominium Act of the annual meeting protocol, approval and

Intro of meeting done by chairman & President

Russell Bone,

Chairman: President Russell H Bone.

1. Calling of roll, including Certifying of proxies done by

Johnie Mason,

**Motion made for approval by: Johnie Mason First: Russel Bone
second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

2. Proof of Notice Posting.

**Motion made for approval made by: Johnie Mason First: Henretta
Rand second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

3. Approval of Meeting Minutes of 2024: done by Johnie

Mason

**Motion made for approval made by: Johnie Mason First: Cris
second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

4. Approval of Annual Meeting Minutes of 2024: done by

Johnie Mason

**Motion made for approval made by: Johnie Mason First: Cris
second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

5a President Report: 2024 Brag Sheet, President, Rev, Dr.

Russell Bone

**Motion made for approval made by: Johnie Mason First: Dr. Russell
Bone second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

5b Treasurer Report: 2024, Done by Johnie W Mason III

**Motion made for approval made by: Johnie Mason First: Dr. Russell
Bone second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

6. New Business: Gitty, Jeffery

**Motion made for approval made by: Johnie Mason First: Henretta
Rand second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

7. Results of Proxy & Election: done by Johnie Mason

**Motion made for approval made by: Johnie Mason
First: Henretta Rand second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

Certifying of proxies done by Johnie Mason

a. Motion made for approval made by: Johnie Mason

b. First: Henretta Rand second by Jeffy Gity

c. Vote by all: Yes, Unanimous No

a. Election Results: : Johnie Mason (no election needed?)

**Russell H. Bone Johnie Mason III Henrietta
Rand
Jeffery Gity Adha Clark**

**Motion made for approval made by: Johnie Mason First: Dr. Russell Bone second by Jeffy Gity
Vote by all: Yes, Unanimous No _____**

**8) Closing comments of the association members were
made(limited to 3 minutes per owner)**

9) Adjournment time _____7:15pm_____

Chairman: President Dr. Russell Bone:

**Ask that all new and sitting BOD please remain for
the short Board of Directors Organizational
Meeting.....**

Minutes of the Board of Directors Organizational Meeting following the Annual Meeting on 4-18-2025

- 1) Called to Order: President Dr., Russell Bone.**
- 2) Organization of Directors done by President Dr., Russell Bone.**

Nominating officers of the board:

President Russell H. Bone

Vice President: Jeffery Gity

Secretary: Adha Clark

Treasurer: Johnie Mason III

Director at Large: Henrietta Rand

**Motion made for approval, made by: Johnie Mason First: Dr.
Russell Bone second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

Adjournment time 7:25pm

**Minutes of the SUNSET-LAKE CONDOMINIUM ASSOCIATION
Annual Meeting for Reporting 2024 Financial & Activities
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2. Proof of Notice Posting.

**Motion made for approval made by: Johnie Mason First: Henretta
Rand second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

3. Approval of Meeting Minutes of 2024: done by Johnie

Mason

**Motion made for approval made by: Johnie Mason First: Cris
second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

a. Election Results: : Johnie Mason (no election needed?)

**Russell H. Bone Johnie Mason III Henrietta
Rand
Jeffery Gity Adha Clark**

**Motion made for approval made by: Johnie Mason First: Dr. Russell Bone second by Jeffy Gity
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9) Adjournment time _____7:15pm_____

Chairman: President Dr. Russell Bone:

Ask that all new and sitting BOD please remain for the short Board of Directors Organizational Meeting.....

Minutes of Meeting

SLCA DIRECTORS

ORGINIZATIONAL

MEETING FOR YEAR 4/18/2025 – 4/17/2026

Results: Russell Bone

PESIDENT:

V. PRESIDENT: Rev. Jeffery Gity

SECRETARY: Ahah Clark

TREASURE: Johnie W. Mason III

Director at Large: Henrietta Rand



Sunset Lakes Condominium Association Inc.

Minutes of Board of Directors Meeting

Posted on 10/06/2025 – 15-day notice

Meeting Details

Date	Monday, 10/20/2025
Time	1:00 PM to 3:00 PM
Location	Pool Cabana
Type	Board of Directors (BOD) Meeting

Call to Order and Quorum

The meeting was called to order promptly at 1:00 PM by President Russell Bone. All directors were present, confirming a quorum for official business. The minutes from the previous meeting were reviewed and approved unanimously.

A motion to establish a quorum was made by President Russell Bone and seconded by Johnie Mason III, with unanimous approval by the board.

Agenda Subject: Maintenance Funding

President Russell Bone initiated the meeting agenda, which focused on maintenance funding. Owners were reminded that they may comment for up to three minutes prior to any item requiring a board vote.

New Business Review

Johnie W Mason III presented the new business items, emphasizing the urgent need for funding. The reserve account must maintain a minimum balance of \$75,000, with a cap of \$140,000.

Funding is specifically earmarked for the following priority items:

- Reservice Driveway Entrance: \$4,375.00 (awaiting additional bids)
- Roofing: Shingle \$35,000.00; Metal \$42,000.00 each (building 24 new in four years)
- Painting Three Buildings: \$10,000.00+ (awaiting additional bids, scheduled for two years)

Additional maintenance items were discussed, with funding to be determined based on annual residual funds and budgeted maintenance:

- Pressure washing sidewalks and exterior of the cabana (especially since shrubs have been removed)
- Pressure washing pool deck and subsequent sealing to prevent weed growth
- Painting tennis court (cleaning only)
- Lawn care around the lake to enhance appearance

Pressure Washing Services

The initial pressure washing bid for the property was returned for requested changes. The updated scope includes:

1. Pressure washing carports 20 and 24
2. Pressure washing the fence around the pool
3. Pressure washing tennis court
4. Pressure washing all sidewalks and stairs

Upcoming Meetings

President Russell Bone requested that the BOD Budget Workshop begin at 1:00 PM and conclude at 3:00 PM. Before adjourning, board members were provided with a preliminary version of the new 2026 budget to review. Additional details will be shared at the next meeting scheduled for 11/10/2025.

Next Meeting Announcement

Posted on 10/06/2025 – 36-day notice

Date: Monday, 11/10/2025

Time: 1:00 PM to 3:00 PM

Location: Pool Cabana

Type: Budget BOD Workshop Meeting Only

Agenda: Establish quorum, call to order, budget workshop, and adjournment. Owners may comment for up to three minutes prior to any item requiring a board vote.

Adjournment

Before adjourning, Treasurer Johnie W Mason III encouraged members to review the first draft of the 2026 budget and invite questions for the next meeting. The meeting was adjourned with gratitude and well wishes for all.

Budget Planning

Treasurer Johnie W Mason III was tasked by the board to adjust the 2026 budget draft to avoid any increase in fees for the upcoming 2026 year.

Johnie prepared and emailed four (4) reasonable proposals, with Proposal #4 fully addressing the board's request.

If by chance I may have overlooked any subjects we discussed please let me know and I will add them.

Thank You

Treasurer Johnie W Mason III

SWFL CAM SERVICES

10231 Metro Parkway #204, Fort Myers, FL 33966

Phone: 239-243-8700 Fax: 239-245-8302



Sunset Lakes Condominium Association Inc.

Posted on 10-25-2025 for 11-10-2025 – 15 day notice

Date: Monday 11-10-2025
Time: 6:00 pm to 8:00pm
Location: Pool Cabana

Type: Budget Meeting

AGENDA SUBJECT: Budget Meeting

If we have VOTE items: owners may
comment (3 min max) prior to any single
item requiring vote.

All Give Feedback Please!

1. Establish a quorum:
2. Motion made to accept by President Russell Bone,
3. Second by Jeffery Gity,
4. Unanimous vote
Henrietta M Rand,
Chris Hebert
Johnie W Mason III – by phone
Russell Bone

Frances Bone

Jeffery Gity
Kathleen Gity

1. Review and vote on 2026 Budget.

O. Minutes Annual 2025
A.

Motions for each Approval of each Agenda item...

1) Roberts Rule of Order : by Johnie Mason

Motions made by President : Jeff Gity, First Jeff
second Chris

Vote case Yes ☒ No ☐

2. Calling of roll, including Certifying of Proxies &
Ballots, by Johnie Mason.

Motions made by President : Jeff Gity,
First MASON second CHRIS
Vote case Yes ☒ No ☐

3. Proof of Displaying Notices done by Johnie Mason

Motions made by President : Jeff Gity,
First MASON second Jeff
Vote case Yes ☒ No ☐

4. Unapproved Minutes: done by Johnie Mason

a. Approval of Unapproved General Minutes

(total of 3)

Motion made by President : Jeff Gity, 2025:

First Jeff second CHRIS
Vote case Yes ☒ No ☐

Approval of Annual Meeting Minutes of 2025:

Motion made by President: Jeff Gity, 2025:

Vote case Yes ☒ No ☐

Vote case Yes ☐ No ☐

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5) Directors Report(s)

a. President Report: 2025 Brag Sheet, President,

Jeff Gity, Completed

b. Treasures Report: Treasurer Johnie W. Mason III

Motion made by President : Jeff Gity, 2025:

First Jeff Second Chris
Vote case Yes ☒ No ☐

6) New Business: Vice President Chris Hebert

Completed

★ 7) Results Election: Johnie Mason

No Election 5 Intent
Needed

Motion made by President : Jeff Gity, 2025:

First Jeff Second Chris
Vote case Yes ☒ No ☐

8) Closing comments of the association members (limited to 3
minutes per owner) NONE

9) Adjournment time

7:15 AM

Chairman: President Jeff Gity

Ask that all new and sitting BOD please remain for
the short Board of Directors Organizational
Meeting.....

1940-1941

1941-1942

1942-1943

1943-1944

1944-1945

1945-1946

1946-1947

1947-1948

1948-1949

1949-1950

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1950-1951

1951-1952

1952-1953

1953-1954

1954-1955

1955-1956

1956-1957

1957-1958

1958-1959



Sunset Lakes Condominium Association Inc.

Date: Monday 10-20-2025

Time: Started 6:00 pm Ended 8:00pm

Location: Pool Cabana

Type: BOD Meeting

Minute of the Meeting

1. Established a quorum.
2. Called to order.

We VOTED on Items if needed after owners had the opportunity to comment (3 min max) on any items requiring a board vote.

3. New Business.

A. Reserve account must be at a minimum of \$75000.00, to \$140,000.00 cap.

B. FUNDING IS EARMARKED FOR ITEMS IN RED

C. Reservice Driveway Entrance: \$4375.00 Now ?

D. Roofing: Shingle \$35000.00, Metal \$42,000.00 each + 4 years

E. Painting Building: \$10,000.00 + 2 years

F. Pressure Washing Sidewalks & the exterior of the Cabana.

G. Pressure Washing Pool Deck so it can also be sealed to stop weeds.

H. Painting Tennis Court.

I. Lawncare around the Lake. (beautify)

4. Again establish the date of the next meeting. 11-18-2025 – Budget Workshop
5. Notes: page 2
6. Adjourn

AGENDA

Annual Meeting Minutes)

4/18/2026 for 4/18/2025 Rresults

2.

5) Directors Report(s)

a. President Report: 2025 Brag Sheet, President,

Jeff Gity, *Completed*

b. Treasures Report: Treasurer Johnie W. Mason III

Motion made by President : Jeff Gity, 2025:

First Jeff Second Chris
Vote case Yes ☒ No ☐

6) New Business: Vice President Chris Hebert

Completed

* 7) Results Election: Johnie Mason

No Election 5 Inter needed

Motion made by President : Jeff Gity, 2025:

First Jeff Second Chris
Vote case Yes ☒ No ☐

8) Closing comments of the association members (limited to 3 minutes per owner) NONE

9) Adjournment time 7:15 AM

Chairman: President Jeff Gity

Ask that all new and sitting BOD please remain for
the short Board of Directors Organizational
Meeting.....



FOR
2026 4/18 Minutes

a. Election Results: : Johnie Mason (no election needed?)

Russell H. Bone Johnie Mason III Henrietta

Rand

Jeffery Gity Adha Clark

Motion made for approval made by: Johnie Mason First: Dr. Russell Bone second by Jeffy Gity

Vote by all: Yes, Unanimous No _____

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- 2) Organization of Directors done by President Dr., Russell Bone.**

Nominating officers of the board:

President Russell H. Bone

Vice President: Jeffery Gity

Secretary: Adha Clark

Treasurer: Johnie Mason III

Director at Large: Henrietta Rand

**Motion made for approval, made by: Johnie Mason First: Dr.
Russell Bone second by Jeffy Gity**

Vote by all: Yes, Unanimous No _____

Adjournment time 7:25pm

O.
A.

Motions for each Approval of each Agenda item...

1) Roberts Rule of Order : by Johnie Mason

Motions made by President : Jeff Gity, First Jeff
second Chris

Vote case Yes ✓ No

2. Calling of roll, including Certifying of Proxies &
Ballots, by Johnie Mason.

Motions made by President : Jeff Gity,
First MASON second CHRIS
Vote case Yes ✓ No

3. Proof of Displaying Notices done by Johnie Mason

Motions made by President : Jeff Gity,
First MASON second Jeff
Vote case Yes ✓ No

4. Unapproved Minutes: done by Johnie Mason

a. Approval of Unapproved General Minutes

(total of 3)

Motion made by President : Jeff Gity, 2025:

First Jeff second CHRIS
Vote case Yes ✓ No

Approval of Annual Meeting Minutes of 2025:

Motion made by President: Jeff Gity, 2025:

Vote case Yes ✓ No

Vote case Yes No

**SLCA DIRECTORS
ORGINIZATIONAL
MEETING FOR YEAR 4/18/2026 – 4/17/2027**

Results:

PESIDENT: Jeffery Gity

V. PRESIDENT: Chris Hebert

SECRETARY: Ahah Clark

TREASURE: Johnie W. Mason III