

April 3, 2014

To: Sunset Point Property Owners

Re: April 1<sup>st</sup>, 2014 Board Meeting for the purpose of Recalling Danielle Tolman.

On April 1, 2014, a Recall meeting was held to remove Danielle Tolman from the Sunset Point Board of Directors. She was not in attendance. The served ballots (51% of the property owners) were certified accurate and she was removed as a member from the Board. Objection to the Recall was made by Pam Farnsworth. A court reporter and a deputy were in attendance at the meeting as well as an attorney that Walt Nixon had secured. To date, 62% of all property owners have signed the Recall Agreement. Please also note that Walt Nixon has absorbed all of the cost of the Recall of Danielle Tolman and Sunset Point HOA has not had any expense to date.

Immediately following the certification, Max Williams, the appointed board member, asked David Beck if he would serve. David accepted and became the 2<sup>nd</sup> member of the Board. The Recall meeting was then adjourned.

Immediately following the adjournment of the Recall meeting, an Emergency meeting was called by Max Williams for the sole purpose of appointing a 3<sup>rd</sup> board member. The two existing members asked Ron Powell if he would serve. He accepted. A three person board is now on board and is a legal entity.

Both, Danielle Tolman and Larry Farnsworth have been legally mailed certified letters requesting that they turn over all files, correspondence, checkbooks, etc. to the new board within five (5) days as described by the 720 Statutes.

The two newly appointed board members went to the bank with the legal documentation to sign the signature cards. They were refused by the bank. The bank is verifying the certified minutes from the April 1<sup>st</sup> Board Meeting to authorize the turnover. The Board did ask the bank to freeze all account funds however; Danielle Tolman and Larry Farnsworth still have control of all Sunset Point funds that are in the bank and the checkbook. If the bank is unable to authorize the changeover then further action will need to be taken.

Larry Farnsworth opened a post office box in the name of the Association, at the downtown Saint Augustine Post Office, but the official mailing address of the HOA will not change. The original PO Box is being transferred to the name of the Sunset Point HOA for clarity. Please continue to use the same mailing address for Sunset Point HOA: P. O. Box 840334, St. Augustine, FL 32080.

The board has a new procedure for corresponding with homeowners and would appreciate if everyone would adhere to it. PLEASE, no phone calls. Use email and send the email to all board members and when we have one, the management company. In this manner, the board will be able to respond as a board to your situation and things should be accomplished in a more timely fashion.

The board is trying to arrange for an immediate board meeting, possibly as soon as next week. Please keep a lookout for the sign at the front of the community.

Please begin using these email addresses for correspondence to the Sunset Point BOD.

David Beck – [sphoa.david@gmail.com](mailto:sphoa.david@gmail.com)

Ron Powell –

Max Williams – [sphoa.max@comcast.net](mailto:sphoa.max@comcast.net)

Thank you for your patience as the board moves forward on the issues at hand.

Sunset Point Board of Directors.

David Beck \* Ron Powell \* Max Williams