

SUNSET REEF HOMEOWNERS ASSOCIATION NEWSLETTER

AUGUST, 2025

Great News! Our insurance agent, Michelle Newton at IOA, has just notified us that Frontline has rescinded the non-renewal for our property insurance and renewed our coverage with a **decrease** of \$32,000 from last year's annual premium. The Citizens renewal would have been \$124,000 *more* than our renewal premium. The Board would like to thank all the unit owners who had to replace their Challenger electrical panels. Your cooperation was greatly appreciated and will pay off for everyone!

The HOA just renewed the termite contracts with Pestguard and they will be coming out next Wednesday, August 20th at 9AM to inspect about 3 units in each building. An owner in the 200 building has recently reported some "wing" debris in their windowsill. If you live in the 200 building and see any evidence of possible termites, please let us know so your unit can be inspected.

There was some discussion at the last board meeting about the revised beach nourishment project. The Board had previously voted to decline participation in the beach nourishment because it had to include dunes and assumed a permanent grant of our property easement. The new version limits the grant of our easement to 12/31/2029 and property owners can opt in or out of a dune. ***Regardless of whether beach properties opt in or out, the County will be nourishing the beach from below the water line to the Erosion Control Line.*** The portion that requires signing off on is from the Erosion Control Line to our seawall (about 150 feet). There are varying opinions about this – Some think we should bring the additional sand up to our seawall and others feel we don't need more sand since we gained approximately two feet (two steps) of sand from Helene's storm surge.

Although the Board has the authority to make these decisions, we encourage owners to go to [//Pinellas.gov/SignForSand](https://Pinellas.gov/SignForSand) for additional information and to look at the sketches of what the beach nourishment will look like with and without easement. The Board will be voting on this at our next board meeting and encourage your feedback as to why you feel we should or should not opt in to the easement nourishment. You can reply to this email or at the zoom meeting.

The landscaping committee has made the recommendation to wait until October to begin landscaping when hurricane season is over and its cooler. In the meantime, we have secured four opinions/quotes on how to resolve the standing water that occurs in the courtyard when we get a lot of rain. Resolutions include swales, sump pumps, drain pipes, etc. If you are an owner, or know of someone who has some experience in this area, and would be willing to analyze these opinions, we would welcome your input.

Our new project manager, Gloria Reed, is doing a FANTASTIC job and is very quickly becoming familiar with our property. As a reminder, please report any maintenance issues on our sunsetreefs.org website. She continues to look for a part time maintenance person, which is proving to be difficult, so we appreciate everyone's patience (and lending a hand!) during this time.

The next Board meeting will be Tuesday, August 26th at 6PM.

SUNSET REEF HOA

BOARD OF DIRECTORS