

**SUNCHASE CONDOMINIUM ASSOCIATION, INC.**  
BOARD OF DIRECTORS MEETING  
February 18, 2014

**MINUTES**

**BOARD MEMBERS PRESENT**

Abe Singh  
Mandy Youngblood  
Duane Fair  
Tim Carr  
Butch Sommermeyer (by tele-conference)

**OTHERS PRESENT**

Ken Jensen, Gilmore Insurance  
Cheryl Kelley, Etheridge Property Mgmt.  
  
Casey Doucette #E-8

**Call to Order:**

The meeting was called to order at 5:00pm by Abe Singh, President.

**APPROVAL OF MINUTES:** Duane made a motion to approve the minutes of the BOD meeting in January, Mandy seconded, and the motion passed unanimously.

**January Financials:** Cheryl Kelley presented the January financial reports. The financial reports reflected monthly income of \$36378.36 and total expenses of \$23477.66 for a net operating income of \$12900.70. Contingency & reserve transfers were made.

Receivables: Customers with a balance 31-60 days in arrears are sent statements on the 15th of the month. Cheryl noted that many customers have paid dues in advance and currently there are credits of -15526.00 as of January 31<sup>st</sup>.

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**OLD BUSINESS:**

**A. Insurance Renewal for March 2015-Ken Jensen, Gilmore Insurance:**

Ken Jensen presented an insurance summary outlining the projected cost for the renewal, comparing 2014 Premiums with projected 2015 premiums. Ken outlined the coverages; Windstorm, Property AOP (All other Perils) General Liability & D & O, Flood (flood renewal is in @ 17073), flood is slightly down from last year. Flood is projected to go up effective April 2015; fortunately Sunchase will renew in March and will not be affected by the increase until 2016. Ken stated the Citizens still is the most renewable with an A+ rating and A Best Rating. EPM & Sunchase Board will be informed when the final numbers are in for the Windstorm & Property AOP. Policy renews 3/30/15.

Greg Tober with Hiles McLeod Insurance is also currently working on a proposal for Sunchase Insurance renewal.

**B. Update, wood-rot Buildings & Balcony Repairs:**

Cheryl stated the repairs for L-6 have been completed by Baughn Renovations. Proposals for M-6, I-5 & C-7 were presented to the board. There was discussion as to the cost for each proposal, Duane will review the estimates and get back to the board with his recommendations. Cheryl will seek out other contractors for comparison bids. Extensive repairs were made last November 2014 to L-4 & L8. N. side balcony and siding, L-4 has a minor leak coming in. Baughn renovations sent an extensive email explaining what Randy Gares, of Baughn Renovations believes to be the cause. Specifically a problem with the originally construction with the joist of the L-8 balcony. The board was sent a detailed email

today 2/18. All will review and further discussion will be completed later (after the review of the email) to make a decision on how to proceed.

- C. **Painting Proposals-update:** Scott Wylie PPG/Pensacola Hardware Representative, will meet Cheryl on the property next week, they will look at the scope of work, and PPG will present a bid for the paint supply for the contractors.
- D. **SRYC Dredging:** The dredging project is complete at SRYC.
- E. **Beach Grass Removal:** SRYC has offered to lawn machine/tractor rake the beach to remove the torpedo and other grass that has grown up along & toward the shoreline. The board has unanimously approved this be done, it was supposed to be completed last weekend. Cheryl will contact Jim Cook of SRYC to discuss when they will be doing this project.
- F. **Dogs: walking area/animal rules:** There was discussion at the last BOD meeting regarding the lack of residents abiding by specifically dogs rules, walking areas, picking up after dogs. Cheryl has ordered dog pick up bag dispensers, to be placed in dog walking area. There continues to be an issue with someone in the K or L buildings. Notice will be drafted and placed on doors in those buildings as to pet pick up rules and detailing pet walking areas.

#### **NEW BUSINESS:**

- A. **Hard Surface Floor Covering:** There was discussion among the board regarding the issue of owners installing hard floor surfaces in upstairs units, in areas other than kitchens and bathrooms.

As currently stated in Exhibit J:

**“No unit owner shall place any tile or floor covering other than carpeting with his Unit without the prior written approval of the Board. The Board shall require a Unit Owner to carpet or place area rugs or other noise reduction devices in the unit in order to curtail noise disturbing the unit owners”**

Butch made a motion to change Rule to:

**“No unit owner shall place any tile or other hard surface floor covering other than carpeting within an upper unit except at the entryway, kitchen and laundry and bathrooms”.**

Tim Carr seconded, Duane and Abe in Favor, Mandy not in favor. Mandy stated that she has an issue with the change. Mandy stated that if someone has allergy/health issues with carpeting, how would this be addressed? Butch stated that we should table the issue until the next board meeting. He will work on the language of Rule change, and bring to the board next month for discussion. All agreed, the motion was tabled until March.

#### **Adjournment**

Abe- As there was no further business, the meeting was adjourned at 6:20p.m.

Respectfully Submitted,

Cheryl E. Kelley