

**SUNCHASE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
February 19, 2014  
MINUTES

**BOARD MEMBERS PRESENT**

Mandy Youngblood  
Caroline Stinson  
Abe Singh  
Duane Fair

**OTHERS PRESENT**

Christy of Sailwind Construction for C-5  
Jack Harlow C-5  
Ken Jensen – Insurance Agent  
Amber Carr – Association Manager

**CALL TO ORDER**

The meeting was called to order at 5:00 pm.

Abe Singh made a motion to approve the minutes of the January 15, 2014 meeting. Mandy Youngblood seconded, and the motion passed unanimously.

Insurance Report: Ken Jensen speaks to the board of the insurance renewal information. There will be a 10% increase across the insurance board. The flood policy is currently \$13,968 in 2014 it will increase to \$15671.00. The Citizen renewal has not yet been received. Ken thought it may be a good idea for owners to be reminded that they are required to insure their units from the paint in and the association is responsible for the sheetrock out. Ken will plan to attend the next meeting on March 19<sup>th</sup> to discuss Citizen's insurance renewal.

Christy from Sailwind Construction is working on the remodeling of unit C-5. Christy is asking permission to remove the second post from the kitchen in order to install a support beam at the top of the base of the kitchen ceiling. Also, Christy has asked for permission to install tile flooring as the original tile flooring that was currently in place is in disrepair. The plan is to put down a sound proofing layer under the tile. The Board would like Mr. Harlow and Christy to put in writing what the plans are and the specs and submit it to Ray Etheridge at Etheridge Property Management and an answer would be given at that time.

Amber Carr discussed the financials for the month ending in January. The aged receivables were reviewed as well.

Duane Fair, Abe Singh and Ray Etheridge met with Mr. Richards of ABC Windows to review the window issue. Mr. Richards thought the outside trim being in bad shape was the reason for the leaking windows and would not agree that the installation was the fault. Abe had researched the project to see if permits were pulled and it does not appear that was the case. Duane will discuss with Chuck Young, the Attorney previously spoken with to see what the options for the association will be. However if owners are having issues with leaking windows, those are the responsibility of the owners and they should keep documentation of the reason for changing the windows.

There were two more estimates received for the beach cleanup. Abe made a motion to table the beach cleanup bids until the next meeting. Caroline seconded, and the motion passed unanimously.

Ray Etheridge and Bob Guenther of EPM Maintenance walked the property and found quite a bit of wood rot on most of the buildings. Amber will get with Bob and will have a list for the next meeting.

The topic of the beach improvement for a sit down area with a fire pit was discussed. There appears to be no issue in regards to the liability of the fire pit on the insurance. The individual owners who were interested in having the fire pit will be the responsible party for keeping the area cleaned and maintained. Caroline recommends calling the Gulf Breeze Fire Chief to see if there are any ordinances that would prohibit a fire pit. Abe will check.

**ADJOURNMENT**

There was no further business, and the meeting adjourned at 6:06 p.m.

Respectfully Submitted,  
Amber Carr