

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

March 15, 2017

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Tim Carr
Laura Plowman
Jake Commer
Butch Sommermeyer (by teleconference)
Mandy Youngblood (by teleconference)

OTHERS PRESENT

Cheryl Kelley, EPM
Jordan Copeland
Scott Plowman
Chuck Dittbenner
Mike Pranschke

Call to Order:

The meeting was called to order by Abe Singh at 5:05 p.m.

Insurance renewal presentations

1) Phil Gambrell, Gambrell & Sturges Insurance:

Phil Gambrell presented renewal quotes for Package, Property-Wind & Fire, D&O, Crime, Liability & Workers Comp. Board and owners asked questions about the Carriers, reviewed coverage increases, deductibles, etc.

Jason Broxson & Brett Janson, with Hiles McLeod also presented Insurance renewal proposal:

Jason is the incumbent agent for Sunchase.

Jason presented renewal quotes for Insurance coverages. Agents presented same type of insurances coverages, with different carriers. Board and owners asked questions about the Carriers, reviewed coverages & deductibles.

After agents left the meeting; Board briefly discussed both presentations. Board will review the quotes and meet within next week to decide on the best policies for Sunchase Association, will look at deductibles, rates of carriers, premium and coverages, before making a final decision. Policies renew at end of March.

Insurance- Flood Zones discussed, rating in place for property and requests for clarification by Mortgage Company for closing on unit next week. Sunchase is grandfathered in rated in AE zone for M Bldg, clarification and additional documentation, proof of insurance coverages requested by Quicken Loans. Coverages have never had a lapse and are in full effect. Letter with requested documentation/confirmation for closing has been sent by Hiles McLeod Insurance to assist with the closing requirements for new owners. Final documents for proof of flood insurance and correct zonings has been verified and sent to closing agents.

Special Assessment: E-5 owner was present, ask board questions about the recent Special Assessment. Mr. Dittbenner stated his concerns about the special assessment, he was satisfied by the answers he received from board members and owners present, stating the reason for special assessment. Such as; Wood Rot & Pilings repairs, palm tree trimming, reimburse reserves due to wood rot costs, Increase in Reserves and additions to % of reserve items.

Approval of Minutes:

Jake made a motion to approve the minutes of the February 15th meeting. Tim seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the March 2017 financial report.

Cheryl reported the Income and Expenses for the month. Special Assessment collection and summary of overall process was discussed.

Monthly Aged receivables, accounts reviewed, accounts over 60-90 days is forwarded to Coastal Law for collection process, liens are filed on delinquent accounts. Currently there is 1 account with attorney. Requests had been made by owner to hold off placing lien, unit is for sale, this was agreed upon until 3/31, at which time, EPM will check on status with realtor and owner, then proceed as per boards instruction. Additional Financials: A-6 claims KT Construction nails, during siding repairs, caused flat tire and subsequent required replacement of a tire on his Corvette, this claim was made in Fall of 2016, board and KT Construction were notified immediately. A-6 has not paid \$510.00 as claim for cost of tire. After discussion, board declined to accept the claim, stated very hard to prove nail in tire was picked up on site.

OLD BUSINESS:

- A. SRYC Dredging project:** Abe presented an update why project is on hold, due to sturgeon Still much to be done on permits and approvals for SRYC. On hold for now, until more information is provided. Board has many questions before any approval, SRYC has requested to allow the re-filtered dredged sand placement on the SC Beach
- B. Onsite Maintenance:** Board decided by emails to cancel the onsite maintenance. Motion by Tim to cancel 2017 budget item "Onsite Maintenance", Abe seconded, all in favor.

Maintenance:

- Piling Repairs, Bontrager Construction; piling repairs are almost completed (1) at E, balance K & L Buildings. Permit and Engineering required additional rebar/ support in the pilings, this additional work applied and added to the scope of work.
- Siding Repairs M 1-5, scheduled with KT Construction
- Beach Grass Removal, Wayne Sellers scheduling with Abe
- Additional Palm trees, presented by Tim for \$1000.00 Board discussed, more palms are not needed at this time, Tabled
- Pressure Wash Bids, 2 proposals submitted
 - Wayne Sellers \$2040.00
 - Stanley Pressure Washing \$3500.00
 - Awaiting 3rd bid from Whites House washing

Neighborhood Watch

Abe spoke about recent vehicle thefts; reiterating residents need to lock vehicle doors and be observant of unknown persons on site. New no trespassing/resident signs and entry cameras discussed.

Rules Committee

Susan Davis, committee member presented update of 2nd meeting of Rules committee; discussed goals for the committee such as; plants and overhanging of planters on balconies, décor on balconies, where to set limits. Balconies, Decks, Lighting, plant specifics, décor, all being discussed.

Hard floor surfaces in units; new sound deadening technology is available, owners must submit sound deadening proof by professional floor company, board would review for approval.
Members are: Laura Plowman, Susan Davies, Caroline Stinson & Butch Sommermeyer

NEW BUSINESS:

Board Meetings, discussion of changing time and day of week for Board meetings.

Discussion of other days and times discussed; as it is hard to find a common ground for everyone, decided to keep at 3rd Wednesday of the month, time change to 5:30 p.m. was discussed, but no change of time decided upon.

Meeting was adjourned at 6:45

Respectfully Submitted,

Cheryl E. Kelley