

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 20, 2016

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Duane Fair
Butch Sommermeyer
Jake Commer
Tim Carr

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Mike Pranschke
Patricia Ocobock

Call to Order:

The meeting was called to order at 5:03pm.

Approval of Minutes: Butch made a motion to approve the minutes of the March meeting. Tim seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the March financial report. The financial reports reflected monthly income of \$26,946.34 & total expenses of \$40,711.85. Reserve transfer was made & Flood Insurance paid \$22,072.00 & Package Ins. \$6,156.00. Reserve balances were discussed, as well as CD moving to Reserve account later in the year, to pay for the Paint and Wood Rot Repairs. Wood Rot/Siding repairs paid March 8,060.94 Draw on Painting 28,347.50. The net operating income for the month of March is \$-47,700.45. Keep in mind funding from Reserve account covers the siding and Painting expenses.

Aged receivables, all owners with a balance due by the 15th of the month are sent a statement. Many owners have a credit balance, Cheryl noted that the Receivables are in good shape with a current credit of \$-20,598.46.

OLD BUSINESS:

- A. Update, wood-rot Buildings:** E Building Wood rot is being completed, beginning repairs on D. D estimates have been approved by board for KT Construction. Cheryl stated that the K & L building have had some balcony repairs in the last 2 years, although there are several still to complete, the south side balcony on those building have no roof overhang protecting the balcony. Discussion on how to prevent wood rot in this area, adding roofline discussed, expense would be very high and would require an owners vote as a Material alteration. Possibility of adding gutters discussed.
- B. Exterior Building Painting:**
Paint crews are currently working on E Building. D will be next Buildings D, K & L buildings are being scheduled, last three buildings to begin, as well as some front doors and storage doors completion, no buildings have been signed off, as a complete walk thru will be done by Board before Painting project will be considered completed, project completion date estimates are for end of May. Saturday painting of doors for resident's doors that have not been open for painting is scheduled for 4/16 & 23rd. Email notices have been sent to owners/residents.

- C. Beach Erosion,** Abe is in contact with Mark Reuben Trust regarding the beach erosion, but has not heard back from them.

As directed by Terry w. EPA to Abe and Tim, advice that it is ok to move the existing sand currently on the beach, do not bring in more sand. Abe will talk to Landscaper about moving the current sand on the beach.

- D. Insurance Renewal has been completed March 2016.**

NEW BUSINESS:

- A. Board of Directors Meetings June & July**

Due to the fact that the GB Library is not available June & July,
The Board meetings will be held at the Elks Club on Pensacola Beach.

- B. Sprinkler Pump Replacements**

The Sprinkler Pump by pool house is in need of replacement, the motor is frozen due to rusted out wiring. New 1.5 hp installed motor will be \$600.

Tim made a motion to approve installation and purchase of new motor, Butch seconded, all in favor.

- C. Renters & Owners Following Association Rules**

Board discussed recent incident with renters, one being dog incident #C-3.

Owner reported a biting incident to SR County Animal Control, there has been one other incident reported with same animal, 1 lunging at residents. There was discussion about pets and renters rules. Pet Rules state that any animal classified as a nuisance shall be requested for removal from the property. Butch stated size can be limited, but suggest breed restrictions; such as not allowing breeds such as, Pit Bulls & Rottweilers.

Letter to be sent to owner and renter of C-3, Butch will send wording to Cheryl for letter.

It was duly noted that the documents state, "Owners are responsible for renters actions, and ensure they have copy of Rules & regulation, and follow such rules.

- D. Building Assessment for the Future,** See Hiles Mc Leod Insurance agent, Greg Tober, Insurance Risk Assessment

- E. New NO Parking/Towing Signs:**

4 New Bayside Towing signs have be ordered, cost is \$20.00 each

- F. Yearly Inspection of Units for Compliance/Leaks/ Preventative Maintenance.**

Board discussed the feasibility of having Annual Inspections of all units; this is in an effort to find potential leaks, issues with appliances (A/C & Hot water heaters), for future preventative maintenance. Cheryl noted that this is not part of Management contract, Maintenance personal and Cheryl would perform inspections. Board agreed this would be a good idea to implement for the association. Cheryl to calculate a cost for the service, will be planned for Fall, discussion and approval at a later date.

Noted, Owners should be cleaning out Dryer Vents regularly, EPM Maintenance will clean out vents as needed, call EPM Office to schedule.

As there was no further business, the meeting was adjourned at 6:10p.m.

Respectfully Submitted,

Cheryl E. Kelley