

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

MAY 20, 2015

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Duane Fair
Mandy Youngblood
Butch Sommermeyer

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Carl Turk #A-4
Don and Lane Booker #M-8

Call to Order:

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

Approval of Minutes: Butch made a motion to approve the minutes of the meeting on April 15th. Mandy seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the April 2015 financial reports. The financial reports reflected monthly income of \$24812. Total expenses of \$14098. Reserve transfers were made. The net operating income for the month of March \$10713.

Aged receivables, all owners with a balance due by the 15th of the month are sent a statement. Cheryl noted that the Receivables are in excellent shape with a current credit of 20,285.

OLD BUSINESS:

A. Update, wood-rot Buildings:

Contractor that request was made last month to submit for wood rot was not received. Therefore Cheryl has requested a bid from Ian Stephen/Green Smart Homes.

B. Exterior Building Painting: 4 Paint proposals have been submitted so far, 2 additional bids are expected.

To date proposals from:

| | |
|-------------------|---|
| Marathon Painting | \$138,095.00 |
| Emerald Waters | \$ 458,500.00 (submitting a revision for June) |
| Fresh Coat | \$ 392,352.65 |
| Metrano Painting | \$ 225,903.51 |

All Paint contractors were given the same Scope of Work and Specifications for bidding Board had discussion as to the insurance requirements and crew requirements for the company that is awarded the contract. Two more bids are expected, Cheryl will have them for next board meeting, with the goal to make a painting contractor decision in June.

C. Beach Grass Removal: Tabled

D. Rule Changes & Amendments- Update

"No pet walking" area signs have them put up around the property in the areas that are prohibited for dog walking, approved at the April 15th meeting. Notices to all owners and

renters on file have been mailed informing owners of the changes to Rules. 1. Regarding the pet walking area 2. Hard Surface Rule Change 3. Balcony Items See Rules for changes.

- E. F-3 Post Replacement request: Notes from April meeting** “Frank Warden the owner of F-3 notified Cheryl and Etheridge Property Management as he was doing some remodeling in his unit, his contractor noticed a drop in his ceiling of one and seven eighth inch. Jim Mallot an engineer that was contracted by Sunchase some years ago for the post replacement, came out to F-3 to give his advice on what should be done. He did advise the contractor that he should replace the post and the contractor did so. Frank the owner has sent an estimated repair bill for the Post replacement only and is asking Sunchase board for some reimbursement as to the cost he has incurred for that.” Invoice from Contractor \$3068.00. There was discussion regarding past post replacement cost. All agreed the invoice was in line with former cost for replacement. Duane Fair made a motion to reimburse Mr. Warden for half of the contractors invoice, Butch seconded, all approved unanimously.

NEW BUSINESS:

- A. Landscape Update:** Cheryl noted that the oleanders (along fence on Pensacola Beach Road) several have died and many do not look good. Presented an estimate from Seller Landscaping for 3400.00, to include; removal of oleanders and landscaping for curb appeal. Pine straw, 30 knock out roses, and 6 little gem magnolias. Butch made a motion to accept proposal from Sellers for the landscape updates, Mandy seconded, all approved unanimously.
- B. Tree Trimming G & J Buildings:** Estimate from Macks tree service for trimming Trees touching buildings at G and J, Estimate for \$225.00. Butch made a motion to approve, Mandy seconded, all approved unanimously.
- C. Pool:** New umbrellas purchased. Cheryl recommended to board that the Cantilever Concrete Pool Cap be replaced in the spring. Estimate cost is \$3750. Pool improvements to be discussed in the winter for Spring 2016.
- D. Boat Yard:** Update of “Boats” in the Boat Yard has been completed; requests have been made to owners with boats with expired registrations, notified to either registered their boat or remove boat from the yard. There is a small waiting list for use of the boat yard.
- E. M-4 Garage Cabinet Request:**
Andrew Schrader owner of #M-5 has rented his unit and in turn is renting #M-4. In the process of moving, Andrew hired a contractor to build shelves in the garage of #M-4. The shelves were constructed attached to the pilings and no letter of request was made to the board before the shelves were built. Andrew has been informed that the owner of #M-4 would need to make the request to build the shelves and a drawing depicting the work must be submitted. The building of the shelves was stopped until such approval is obtained from the board. There was discussion at the meeting in regards to what is allowed to be built in the garage space, it was noted that the garages are for exclusive use of the owner/resident, although the garages are the property of Sunchase Association, granting exclusive use to the owner.
Alterations and Improvements, “no unit owner may make any alterations to a Unit or Limited

Common Elements without prior approval in writing.” Therefore, the space is considered to be a Limited Common Element and would require prior approval.

After discussion, it was decided to inform Andrew that he must detach the shelves from the pilings and resubmit plans for the shelves thru the owner of M-4, Mr. Porter.

Adjournment

As there was no further business, the meeting was adjourned at 6:30p.m.

Respectfully Submitted,

Cheryl E. Kelley