

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 16, 2014

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Jake Commer
Butch Sommermeyer (by teleconference)
Duane Fair

OTHERS PRESENT

Ray Etheridge
Cheryl Kelley

Call to Order:

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

APPROVAL OF MINUTES: Jake Commer made a motion to approve the minutes of the June 17, 2014 meeting. Duane seconded , and the motion passed unanimously.

JUNE FINANCIALS: Ray Etheridge presented the June financial reports for the period ending June 30, 2014. The financial reports reflected monthly income of \$19,949.69 and total expenses of \$16,413.66 for a net operating income of \$3,536.03. Reserve and Contingency Fund Transfers were made. General Maintenance is up due to the leak repairs in K-1 in the amount of \$1350.00. Landscaping is also up due to the new pine-straw in the beds thru-out the grounds. Receivables: Ray stated that the receivables are in good shape. #J-3 is in the hands of attorney, In Foreclosure process. #F-4 has new owner paying current dues, the past due assessments due from the previous owner are in the hands of the court, there will be some funds collected, we should have something collected in August.

Old Business

A. Window Repairs- #B-1:

The Board approved at the last meeting for the Windows in #B-1 to be inspected and estimate to replace was presented. Lee's Glass has ordered windows for Abe's unit #B-1, they will also provide an inspection & document as to the previous window installation.

Proposal for #B-1 windows w PG10Series 400 windows is \$2277.00.

Butch stated at the last meeting that he thought it was very important for Sunchase Association to have such evidence in case of litigation; Sunchase is protecting the Association with the evidence obtained in unit B-1 by Lee's Glass.

Since the Board approved Lee Glass to evaluate #B-1 for Evidence, Abe doesn't want Association to pay for all of cost; Butch stated that in order for Claim to be made Association needs the evidence, documentation needs to be available if needed. The original contract after Ivan was with the Association. Abe offers in order to be fair, he would like to split the cost with Sunchase Association.

There was a motion made by Jake Commer to approve sharing cost 50/50 with Abe Singh to replace windows in B-1 and research/document previous install for the benefit of the Association as described above. Motion was seconded by Duane Fair, passed unanimously.

- B. **Beach Improvement:** Abe presented pictures as representation as the type of sit down area he has in mind for the beach. Natural sitting area w/ wall in ground 25ftx30ft to be dug down into ground to make a type of border sitting area. Stone style, sit down area with a fire pit. This is not intended to be added as a common element, but the area will be for the use of all residents/guest of Sunchase Condominiums. No funding will be obtained from Sunchase Association, Abe Singh is offering this sit down area at his own personal expense. Butch ask where this area is to be place on the property? Abe stated that it will be on the beach close to the beach Palm tree. Butch stated that he thought it was a good concept for the beach area. Duane ask about the Stone Landscape of the area, and stated that there may be some owners that may not approve of this idea, although he was in favor of it, thinks it will add a positive socializing area. Jake ask if this would be considered a modification/adding of amenities, all present decided that it would not be a permanent alteration. Abe will have a final drawing/design made and present to board at next meeting. Jake made a motion to accept this gift from Abe, Duane seconded, passed unanimously.
- C. **Sliding Glass Door Leaks K-1 K-5:** Ray reported that Ezell Construction had *completed the work, and originally Ezell was confident leak was coming from Rafters/ and loose tabs above shingles*. EPM received a call from Tracy Phelps #K-1 and there was water coming in/on floor last Thursday July 10th. Therefore Ray stated that he has contacted Mayo Construction (who successfully repaired leaks in the past) to come out asap and repair the leak problem in K-1 and K-5. Ray is requesting a refund from Mr. Ezell.
- D. **Update- Wood-rot Repairs Completed:** Ray stated that Ezell did work on M Bldg., work performance was good, although the painting was not satisfactory. Ray deducted \$100.00 from payment to Ezell, and EPM will re-paint the panels.
- E. **Drain Line Installation-** Bldgs. A & B-Wayne Sellers Landscaping has made it thru the 1st 80ft, it had to be hand dug due to Gulf Power, AT&T fiber optic and many irrigation pipes, Catch Basin is finished, and there is approx. 80ft to finish for completion. Jake stated that he has observed a difference already in the drainage in that area.

New Business:

- A. Trim Palm Trees- Estimates presented by Ray Etheridge, There are approx. 150 Palm Trees, Trimming to be done at 10/2 trimming position, and include pruning fronds, removing seed pods and brackets, disposing of debris, raking and blowing off concrete areas.
1. Wayne Sellers Landscaping \$3550.00
 2. Tri-State Tree Service \$3800.00
 3. Griffin Landscaping \$3680.00

Ray Stated that as of June 30th, the Reserve fund for Palm Tree trimming has \$ 2,224.33. Abe ask what we can do to make up deficit. After discussion it was decided that the Palm Trees do not have to be trimmed on an annual basis, and the Boards goal is to make up the deficit by continuing to fund the Palm Tree Reserve Acct. as it is currently being funded, it will make up difference and be funded before the next trimming is required. Jake stated that he agreed with allowing the Reserve fund to catch up over the next year+.

Jake made a motion to use best judgment for Palm Tree Bids, and recommended trimming maximum allowed in order for trimming to last as long as possible. Duane 2nd, passed unanimously.

- B. **Building Painting:** There was discussion regarding the need to re-paint the Buildings in the near future. Ray Etheridge presented the Invoice from Metrano Painting from 2005. Jake stated that Randy Peterson is back doing Condominium Painting and came highly recommended. Jake has had personal experience and Ken Jenson said that Peterson did a good job also. Duane also was familiar with Peterson' s work. Jake stated that in his opinion Metrano would need very tight specifications regarding job performance, express concern that some of his work practices were not what they should be when paint job was performed in 2005. Marathon Painting (Steve Nelson) was also mentioned as another potential painter for the bidding. Jake stated that price should not be the driving motivation when deciding on which Paint Company would receive the job. Ray offered to get 3 Bids and present at next board meeting.

Adjournment

Abe- as there was no further business, and the meeting was adjourned at 5:45 p.m.

Respectfully Submitted,

Ray O. Etheridge