

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 20, 2016

MINUTES

BOARD MEMBERS PRESENT

Abe Singh (by teleconference)
Duane Fair
Tim Carr
Mandy Youngblood

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Andrew Jackson K-6
Michelle Hanson C-3
(parents of owner C-3 Bill&Becky Hopkins)
Caroline Stinson H-4
Michael Pranschke I-7
Lance Youngblood

Call to Order:

The meeting was called to order by Tim Carr at 5:10 pm

Approval of Minutes: Mandy made a motion to approve the minutes of the June meeting. Duane seconded, and the motion passed unanimously.

June Financials: Cheryl Kelley presented the June financial report.

Cheryl reported that the Wood Rot Repairs are over budget, from what the projection was on the painting reserved surplus to complete the wood rot. The Board will place this item on the Agenda for the August meeting, to discuss.

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.

Tim made a motion to approve the June financials, Mandy seconded, motion passed unanimously.

OLD BUSINESS:

- A. Update, wood-rot Buildings:** Tim gave a summary regarding the additional wood rot repairs that are needed on A Building. Tim and Abe to meet with contractor, KT Construction. Wood rot repair estimate was emailed to board, Estimate is for \$12,869.32
Mandy made a motion to approve the A building repairs, Duane seconded, motion passed unanimously.
- B. Exterior Building Painting:**
Paint crews are currently working on L Building.
No buildings have been signed off, as a complete walk thru will be done by Board before Painting project will be considered completed. All owners are asked to let EPM know if their front door has not been painted, another Saturday will be scheduled for doors.
- C. Sellers Landscaping:**
Ongoing project-
Sand on beach relocation of existing sand, Abe and Tim have met with Wayne Sellers. Estimate approve at May meeting. Wayne Sellers landscaping to move the existing sand of the beach; this was approved by EPA, as well appropriate agencies. Moving of existing sand is allowed as long as no new sand will be brought onto beach.

No Wetlands will be cut, only non-native perimeter brush.

- D. Pond:** Lake Doctor, Abe has sent contract to Cheryl, \$170.00 is the contract price to treat pond for weeds and check the water in the pond. Cost for weed application is \$60.00, \$170.00 to service/maintenance. Contract has been signed and sent to Lake Doctors Inc.
- E. Insurance Risk Assessment:** Hiles McLeod Insurance is doing the assessment, inspection report expected soon.

NEW BUSINESS:

A. Rules and Regulations/violations:

M-4, Renter in M-4:

Due to the extensive damage caused by renter in M-4, and other nuisance/violations afflicted on other residents; the owner of M-4, John Porter, has demanded that the renter, Andrew Schrader vacate the premises by July 31, 2016.

Cheryl gave a summary of recent goings-on regarding the renter in M-4; Window taken/knocked out, bedroom sheetrock damage, other residents/unit owners given verbal threats from renter M-4, all has created a serious issue. The Sunchase Board fully supports Mr. Porter in his demand that the renter of M-4 vacate the premises by 7/31/16.

C-3, Dog Nuisance- See attached SR County Animal report and letter sent to owner, Michelle Hanson.

Present at meeting was owner #C-3 Michelle Hanson and her parents, Bill & Becky Hopkins, who currently reside in unit #C-3. Also, in attendance, Caroline Stinson, owner of #H-4 who reported biting incident reportedly by dog of resident C-3. Mrs. Stinson filed report with SR County Animal Control day of incident on February 10th.

Ms. Hanson addressed the board regarding the animal and stated the fact that her dad does not remember the incident. There was discussion about possible resolutions/ ways resolve the matter.

Board has declared the animal a Nuisance, and requested the animal be removed from the property. Tim Carr, Board member stated, there have been other incidences reported, such as the animal lunging aggressively at residents onsite.

Ms. Hanson & her parents do not want to have to get rid of their dog and requests that the board reconsiders. Tim Carr, presider of meeting, informed Ms. Hanson, that this matter will be referred to the Sunchase Attorney, Suzanne Blankenship with Coastal Law Group, for final determination on the matter.

H-1, renter has a functioning Hot Tub located in back of garage, Cheryl is in contact with owner/rental agent.

B. Management Agreement/additional support staff/contract updates:

Abe and Tim recently met with Kevin Etheridge, Etheridge Property Management.

Meeting was in regards to the EPM Contract with Sunchase and need for further services at Sunchase were addressed.

Abe and Tim went over the current contract with Kevin. There was discussion for a possible part-time (paid per hour) Sunchase maintenance/assistant for Cheryl on site, 2-3 days a week.

The current Management Contract comparison with similar properties/ fees was also addressed. Kevin is working on a proposal for the Board to consider regarding; an updated contract as well as EPM personnel on site regularly, in order to provide more assistance for the ongoing needs of the property.

C. Blue Angels Weekend/Security:

Tim and Mandy both stated that the Security for Saturday, Blue Angels, went very well. 2 vehicles were towed, cars were parked along both sides of drives at K & L buildings, which is a fire lane, an emergency vehicle would not have been able to enter drive.

Tim and Mandy knocked on all doors K & L to notify owners before towing the 2 vehicles. L-3 had company from Alabama in town, SUV was one of the vehicles towed, and resident of L3, Jeff Slaton, stated to Cheryl, the vehicle was parked in that location on Friday because the painters informed him that they would be there Friday and Saturday to paint L building. Mr. Slaton is requesting reimbursement of tow fee \$140.00. Board did not agree to reimburse for the towing.

D. 2 Piling Repair Estimates for E, K & L building have been emailed to board. Cheryl will once more send by email the estimates to board members. Two (2) companies placing bids; AFS & Bontrager, to be discussed at the meeting in August.

As there was no further business, the meeting was adjourned at 6:38 p.m.

Respectfully Submitted,

Cheryl E. Kelley