

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 20, 2014

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Jake Commer
Butch Sommermeyer (by teleconference)
Mandy Youngblood

OTHERS PRESENT

Ray Etheridge
Cheryl Kelley

Homeowners Present

Mike Farrell- Lee's Window & Glass Co.
Lupie Singh
Tim Carr

Call to Order:

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

APPOVAL OF MINUTES: Mandy Youngblood made a motion to approve the minutes of the July 16, 2014 meeting. Jake Commer seconded, and the motion passed unanimously.

JULY FINANCIALS: Ray Etheridge presented the July financial reports for the period ending July 31, 2014. The financial reports reflected monthly income of \$32,334.29 and total expenses of \$16,225.10 for a net operating income of \$16,109.19. Reserve and Contingency Fund Transfers were made. General Maintenance was up, of the 3050.00, 2150.00 for the siding repairs for Bldg. M. 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 Replace/Findings- #B-1:

Abe ask Mike Farrell, of Lees Windows & Glass to present findings in window replacement. Mike stated that his surprise there was no rotten wood inside the window/wall casing found. The findings conclude that the windows were not installed properly, the windows were also too thin, almost 1" short in width. Finding show that as time progressed the windows were actually pulling apart. Also there were only 2 screws holding it in place. Mike stated that at least 3 x's that amount of screws should be used. Decking screws were used and they should have been installed with Stainless Steel screws. Mike presented the screws that were taken out of old windows and showed the type of stainless screws that should be used for installing the window. In Mr. Farrell's, Lees Window & Glass expert opinion is that the previous installer did NOT install the windows properly, poor workmanship and inferior products used.

Mike presented diagrams as to the new window installations, Showing Anchor locations & spacing's. Mike also presented an updated "Window and Door Replacement Requirements". New Requirements would allow for a non-operable picture window on the balcony windows. This type window would also provide for a much better view, will not change the outward appearance and will conform to requirements for Sunchase Association.

Jake made a motion to approve the Window requirement update, Mandy 2nd, motion passed unanimously.

There was discussion as to how the Association is handling window leaks, Ray stated the Association is responsible for the wood rot from leaks, and the homeowner is responsible for window repairs or replacement.

- B. **Beach Improvement:** Abe stated that he is working on the plan for the sit down/natural area for the beach. Tim Carr offered to help with that plan, suggesting Natural- Palm tree trunks for the sit down area.

Abe stated his concern over the beach/sand area being overgrown with Torpedo Grass.

There was discussion as to the best ways to protect the sand and beach from this over-taking of grass, possibilities to kill the grass, bring in more sand, and widen beach area. Consulting with landscape designers to protect and maintain the beach was also suggested. Abe offered to experiment with weed killer in a small area and test those results. Butch made a motion to allow Abe to try weed killer on a section of the torpedo grass, Jake 2nd, passed unanimously.

- C. **Sliding Glass Door Leaks K-1 K-5:** Ray stated that EPM maintenance has performed heavy sealing/caulking around Sliding glass doors and shake shingles for both condos. So far K-1 & K-5 have no leaks.

L-4 & L-8 however has a major leak problem, at sliding glass door areas. Baughn Renovations has been in to estimate and evaluate the leak source, coming in under sliding glass door area from L-8 into L-4. EPM is in the process of obtaining bids for this job. Mike Farrell suggested his company take a look at it, to see if they can possibly fix the problem. Jake made motion for Lees Window & Glass Co, see if they could make repairs, Mandy 2nd, passed unanimously.

- D. **Update- Wood-rot Repairs Updates:** Siding work completed on M. Bldg. Still some work to be completed on K-bldg. Balconies being worked on in stages.

- E. **Drain Line Installation-** Jake stated that he has observed a dramatic improvement in the drainage in that area. Abe said it was a great job. Catch Basin to be put in right away & project will be complete.

- F. **Palm Tree Trimming:** Cheryl Kelley, EPM stated that the Palm Tree Trimming is 99% completed. Landscaper, Wayne Sellers informed EPM that the palm trees will open up in about a months' time and begin to fill out.

- G. **Estimates for Painting of Buildings:** Ray Etheridge presented 3 Bids Proposals. This is the 1st of many detailed steps to ensure the correct specifications for the outdoor of building to be painted.

Sherwin Williams has also been in contact with EPM to offer their assistance in specifications of the bids as well as choosing high quality paint.

Bids are from: Peterson Precision Painting \$197,690.32; Metrano Painting \$225,903.51; &

Marathon Painting \$118,495.00. The bid quotes vary greatly and at this time do not include the same painting specifications (example, 2 do not include Garage Doors/ 1 Front Doors) There was discussion among those present as to specifications that will be required. EPM and board will work with painting companies as well as Sherwin Williams to get the proposals to more specific comparable terms.

This is a starting point, with the goal of painting the buildings in 2015.

New Business:

- A. # Of Guest allowed at Pool:** Abe expressed his concern as to the # of guest at the pool. This summer there was more than 2 guests per unit at the pool during peak hours. EPM informed board that the pool sign states "2 guests allowed". Board decided to monitor the situation and discuss further if the need should arise.
- B. North Side Dumpster Improvement:** Cheryl Kelley proposed to the Board to replace the broken up cement pad under the dumpsters on the north side by the mailboxes. The proposal would also include a 6"ft privacy fence on the sides and back of dumpsters. The idea is to improve the appearance of the area on the property. There was some discussion. Currently there is one (1) bid for the concrete replacement of \$1400.00 and one (1) bid for the fence of \$750.00. Abe, Tim and Cheryl will meet on the property next week and look at the area. Board is interested in improving this area and thought it was a good idea, EPM will obtain more bids for comparison.

Adjournment

Abe- As there was no further business, the meeting was adjourned at 6:00p.m.

Respectfully Submitted,

Cheryl E. Kelley