

SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 17, 2014

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Jake Commer
Butch Sommermeyer (by teleconference)
Mandy Youngblood
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: Mandy Youngblood made a motion to approve the minutes of the July 16, 2014 meeting. Jake Commer seconded, and the motion passed unanimously.

AUGUST FINANCIALS: Ray Etheridge presented the August financial reports. The financial reports reflected monthly income of \$20,013.11 and total expenses of \$17,325.95 for a net operating income of \$5,511.99. Reserve and Contingency Fund Transfers were made. General Maintenance continues to be over budget, mainly due to the wood rot and board repairs that are ongoing. Receivables: Ray stated that the receivables are in good shape. #J-3 is in the hands of attorney, in Foreclosure process.

Old Business

- A. Beach Improvements:** Butch stated his concerns over getting this approved by the owners, a "change in a common element". After discussion it was decided to table this discussion.
- B. Sliding Glass Door Leaks L-4 & L-8:** The Board had been forwarded the proposals from Baughn Renovations to perform the major repairs required for L-4 & L-8 Wall/Sliding glass door leaks. After some discussion regarding the details of the work, Jake made a motion to approve the repairs, Duane seconded, and board passed unanimously.
- C. Update- Wood-rot Repairs Updates:** Siding work completed on M. Bldg. Still some work to be completed on L & E bldg. Balconies continue to be worked on in stages.
- D. Estimates for Painting of Buildings:**
Gus Uebelsteadt of Sherwin William Painting Co. will be invited to attend the next board meeting to present to board Specs for the Painting project, paint recommendations, and discuss with the board the overall project. Board's goal is to paint the buildings in early 2015. There will be a Budget discussion for Reserve funding for Painting at next meeting.
- E. Dumpster Cement Pad/Fence for N.Side:** Cheryl Kelley has obtained an additional bid for the concrete pad, it is substantially higher than the 1st bid obtained. Cheryl stated it is much more detailed in the specs for the concrete; therefore she will speak with both contractors to

compare the bids. Plans are to meet with the City of Gulf Breeze to discuss the right of way on Sunchase property and how the access will be effected in the project.

- F. **Beach Torpedo Grass:** Abe stated that the test for weed killer used on the Torpedo grass did not work. Jake offered to test a cleaning/grooming tool and report back to the board on how that worked.
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New Business:

- A. **Landscaping:** Abe spoke with Wayne Sellers regarding the Overgrowth of weeds, etc. along the edge of the pond. Ideas from board presented and discussed. All agreed the need to keep the edge of pond cut back further than its present state. Cheryl to contact Wayne Sellers to obtain bid to trim the weeds along the ponds edge and S. Side of Palm tree area and present at the next meeting.

Abe expressed his thanks to the Board for all of their good work and stated that he was very pleased with how the Board works well together.

Adjournment

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

Respectfully Submitted,

Cheryl E. Kelley