

**SUNCHASE CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

September 16, 2015

**MINUTES**

**BOARD MEMBERS PRESENT**

Abe Singh  
Butch Sommermeyer (by teleconference)  
Mandy Youngblood  
Tim Carr

**OTHERS PRESENT**

Cheryl Kelley, Etheridge Property Mgmt.  
Susan Davis I-5  
Janet May I-7  
Patricia Miller G-3  
Pat Duttell #B-3

**Call to Order:**

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

**Approval of Minutes:** Tim made a motion to approve the minutes of the meeting on August 19<sup>th</sup>, Mandy seconded, and the motion passed unanimously.

**July Financials:** Cheryl Kelley presented the August 2015 financial report. The financial reports reflected monthly income of \$21,577. & total expenses of \$14895. Reserve transfer was made. Reserve balances were discussed. The net operating income for the month \$6681.83

**Aged receivables,** all owners with a balance due by the 15<sup>th</sup> of the month are sent a statement. Many owners have a credit balance, Cheryl noted that the Receivables are in excellent shape with a current credit of \$-16,608. There are one account with a 31-60 day balance; acct has been sent a Notice of Intent to Lien.

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**OLD BUSINESS:**

- A. Update, wood-rot Buildings:** Nik Curtis Painting LLC has begun the wood rot repairs. As expected in some instances more rot has been discovered, resulting in change orders. Cheryl has emailed the board with ongoing changes
- B. Exterior Building Painting:**  
Board and owners presents had a detailed discussion regarding all the submitted proposals for the Exterior Painting Contract. Butch made a motion to accept Marathon Painting LLC/Steven Nelson, Tim seconded, board unanimously in favor.  
Cheryl will contact Mr. Nelson to start planning dates, obtains all necessary contracts to begin process.
- C. Garage Compliance/Update Garage Storage Guidelines:** The notices have been mailed and emailed to owners and on record renters. Butch asked for an update to the notice, allowing 1 operating Refrigerator or Freezer in the storage closet. Refrigerator or Freezer must be locked at all times, as a safety issue, as previously noted in rules. Butch motion to accept, Mandy 2<sup>nd</sup>, All Approved.
- D. Gulf Breeze Plumbing letter-** Letter for recommendations as to maintenance and replacement of Hot Water heaters has been mailed to owners

**NEW BUSINESS:**

- A. Estimate for S. Drive Cement Repair:** Larry Belemy Contractor has submitted bid to raise the the continuing hole in asphalt in the S. drive entrance. Area has been patched numerous times. Estimate to cut the sphalt and repair with concrete for better water flow. \$2975.00 is the estimate, Cheryl to contact Mr. Belemy and asked about other options possibly asphalt instead of cement for the repair.

**Other Business:**

Owner of G-3 asked for the board to look at driveway, tree roots have lifted up cement slab significantly. Cheryl will get an estimate for repair.

**Adjournment:**

As there was no further business, the meeting was adjourned at 6:25p.m.

Respectfully Submitted,

Cheryl E. Kelley