

**SUNCHASE CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

December 3, 2015

Following Annual meeting

**MINUTES**

**BOARD MEMBERS PRESENT**

Abe Singh  
Duane Fair  
Jake Commer  
Tim Carr  
Mandy Youngblood

**OTHERS PRESENT**

Cheryl Kelley, Etheridge Property Mgmt.  
Laura Plowman C-1  
Caroline Stinson H-4  
Pat Buttell I-3  
Susan Davis I-5  
Mike Pranschke L-7

**Call to Order:**

The meeting was called to order at 5:47pm.

**Election of Officers:** Duane motioned to approve the Officer Slate of 2015, Tim seconded, all in favor.

**Approval of Minutes:** Jake made a motion to approve the minutes of the meeting on October 21<sup>st</sup>. Tim seconded, and the motion passed unanimously.

**October Financials:** Cheryl Kelley presented the October. 2015 financial report. The financial reports reflected monthly income of \$21234. & total expenses of \$13761. Reserve transfer was made. Siding wood rot repairs paid in October of 580.00 Net operating income for the month of October \$10171.46  
**Aged receivables,** Cheryl stated that the receivables are in good standing, October 30<sup>th</sup> credit balance of 12524.91.

**Approval of Proposed Budget for 2016:**

Cheryl presented the Budget for 2016, detailing items in 2015 that are in budget and items that fell over or under. Adjustments made for items such as Insurance reductions, increase In Maintenance costs. Contingency fund increase was discussed, ways to use the funds. Jake made a motion to approve the 2016 Budget presented and to use the contingency funds for items at the board's discretion, for property uses such as siding, pier repairs. Mandy seconded the motion, all in favor unanimously. Assessments in 2016 will remain @ \$255.00 per month.

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**OLD BUSINESS:**

- A. Update, wood-rot Buildings:** Ken Thrash of K&E Construction has begun wood rot repairs C bldg., while Nik Curtis is also working on wood rot at B & C, Estimates for A & M building have been requested, Wood rot repairs will proceed ahead of painting.
  
- B. Exterior Building Painting:**  
The Board discussed the beginning of Exterior Painting, and how the process is going. B & C buildings will be finished by next week; Cheryl and Abe will meet to inspect the buildings. Group Emails are going well to inform owners and renters of the schedules and any changes due to weather, etc. Owners are encouraged to call EPM to provide email address.

**NEW BUSINESS:**

- A. Roof Leak A-7:** Estimate has been provided by Wright Roofing.  
Temporary repair made by Wright roofing awaiting approval for work.  
Cheryl will call to check on details of repairs.
- B. Pier Repairs: Josh, Alford Marine.**  
The Pier Estimate for the extensive damage to the Pier after storm in October.  
Board will meet Alford Marine at the Pier to go over the details for the repairs next week.

**Adjournment:**

As there was no further business, the meeting was adjourned at 6:30 p.m.

Respectfully Submitted,

Cheryl E. Kelley