

SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
January 15, 2014
MINUTES

BOARD MEMBERS PRESENT

Jake Commer
Mandy Youngblood
Caroline Stinson
Abe Singh
Duane Fair

OTHERS PRESENT

Amber Carr – Association Manager

CALL TO ORDER

The meeting was called to order at 5:05 pm.

Jake Commer made a motion to approve the minutes of the December 18, 2013 meeting. Duane Fair seconded, and the motion passed unanimously.

Amber Carr discussed the financials for the end of the year. The reserve transfers were on budget for the year. The pool maintenance line item included a bill for the repair of the cracked chlorinator. The aged receivables were reviewed as well and it was noted that 5 individuals were sent statements with one owner being sent a Notice of Intent to lien.

The board briefly discussed the piling supports for the balconies. All were completed and the Contractor has not responded to phone calls requesting the final bill.

Duane Fair and Jake Commer had a meeting with attorney Chuck Young of Emmanuel, Sheppard and Condon. Based on the meeting, the Board has authorized Etheridge Properties to pen a letter to the owners of ABC Windows requesting access to their insurance information. The reason being is not for the windows themselves but for the installation job that was done which has resulted in leaks and caused wood and sheetrock damage. Their response will determine the next step. Amber will draft the letter and forward it to Duane and Jake for their review. Jake determined that most unit owners will need to be surveyed to find if they had any damage to their units from the windows.

An estimate from the Association's landscaper was received for the cleanup of the seaweed on the beach. The estimate totaled just under \$2500.00. The problem being is the issue that the tide will continue to bring more to the beach. The Board would like more estimates to be solicited, and Abe will give Etheridge Properties a name or two of individuals who may be interested in billing. Jake recommends maybe getting an opinion from these individuals on steps that can be taken from now through September on how to keep the seaweed under control.

Ray had submitted to the Board an email regarding the pool house Wind Insurance policy. Due to the pool house being on ground level, Citizens Insurance is planning to zone all the other buildings the same as the pool house which could create an increase in policy. Self-insuring the pool house was discussed as an alternative to an insurance policy. The Board would like Ray to ask Ken several questions regarding the insurance policy. 1) Could an owner of one of the 92 units add the pool house to their policy and allow the Association to reimburse them 2) What is the deductible of the pool house 3) Are the contents of the pool house covered under the insurance policy 4) Is self-insuring the pool house an option. Jake made a motion to confirm with Ken actions to exclude the pool house building from the Wind Insurance policy renewal. Caroline seconded this motion, and the motion passed unanimously.

Abe asked Ray to pull the Association's current contracts to know with whom the Association is contracted with. To date there are only three contracts: Etheridge Property Management, Fireman Pest Control and Sellers Landscape.

The question of whether to update the By-Laws to reflect the updates of the Statutes was discussed. After reviewing the Association's Docs, the Declaration's amendment section 14 would be the guidelines of the By-Law amending. The amending would require at least 70% of the membership to vote in favor of as well as a cost of about three to four thousand dollars in legal and filing fees. Amber points out to the Board that should something in the Declarations and the By-Laws be outdated, missing or vague, the Florida Statutes would be the governing rule. As the Statutes change yearly, the cost of updating the By-Laws to reflect the current guidelines would be not feasible.

Mandy Youngblood asked the Board once the beach area is cleaned up if it would be possible to create a social gathering area that would include a fire pit. There were several owners who would be willing to donate to fund the project. Jake feels that the Board has the ability to allow certain things on a trial and error basis. The concern of liability was discussed and Ken Jensen will be asked for his view on the topic of a fire pit. The guidelines for distance of fire from the wetlands and the public beach line will be reviewed prior to the installation of the fire pit.

A thank you card and a picture of the plant that were sent to Mrs. Waters, has been received by the Board. Again the Board expressed their condolences to Mrs. Waters.

Andrew Schrader has sent the Board a request to be allowed to combine two units into one and to reinforce the roof beams with heavier grade materials. Unfortunately, the Docs do not allow for these requests to happen. The Board has asked that Ray respond in writing to Mr. Schrader's request.

Caroline would like to start the process of correcting the two drainage issues the Association has. The areas are between B & C and K & D buildings. Jake recommends an underground catch basin and piping to take the water to the pond area if able to. Amber will set up a time to have a contractor come out and will let Jake and Caroline know so they can be present.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:00 p.m.

Respectfully Submitted,

Amber Carr