

**Sunchase Condominium Association**  
**Board of Directors Meeting**  
**January 18, 2018**

**BOARD MEMBERS PRESENT**

Abe Singh  
Caroline Stinson  
Jake Commer  
Ben Martin  
Laura Plowman  
Carl Turk  
Jack Harlow

**OTHERS PRESENT**

Cheryl Kelley, EPM  
Scott Plowman

**Call to Order:** Abe Singh called the meeting to order at 5:30 p.m.

**Approval of Minutes:** Jake made a motion to approve the minutes of the October & Dec. 2017 meetings. Carl seconded, and the motion passed unanimously.

**December Financials:** Cheryl Kelley presented the year end 2017 financial report. Cheryl reported that the yearend finances are in good shape. Breakdown of General Ledger/expenses paid reviewed. Special Assessment report was also discussed & Account Receivable. Jake made a motion to approve the December 2017 financials, Carl seconded. All in favor.

**OLD BUSINESS:**

**A. 2017 Special Assessment Projects:**

**Boardwalk deck replacement:** Materials have been ordered with Meredith Supply. Wayne Sellers has begun work this week, weather permitting, work will continue and ongoing inspections by board as sections are done. Discussion of some additional stringer repairs, there will be a minor change order in the project.

**B. Violation Report:**

E-4 Bird feeders, 2<sup>nd</sup> notice sent  
J-2 Planters on balcony, 2<sup>nd</sup> notice sent  
D-7 Deer/Holiday décor

**C. Maintenance Report**

B-1 & 2, J 1 & 3, Window Trim siding repairs, Lift is on site, KT Construction estimates approved by board, work has begun, to be completed within 1<sup>st</sup> week of February.

I-1, K 1 & 5, Leaks reported on south side off and on for some time, this is a continuing issue with this South side balcony, hurricane shutters install, sliding doors leaking and balcony construction all possible reasons for the leaks, KT and Baugn construction bids requested.

M- Building Poly pipe history was discussed and explained by Jake Commer.

Dryer Vents are being scheduled for clean out, as requested by residents. Dryer vents bid from Doodlebuggers is in the process.

EPM gave an estimate of 1-hour labor per unit with 2 crew on site. \$60-70 per unit.

Awaiting another estimate.

**D. SRYC Dredging, Project update from Abe Singh:**

Abe to contact Marc Reuben Trust, Sunchase Land Lease holder, requesting permission for the dredging by SRYC. Ben Martin sent Abe the contact # for Trust owners. John Loftis, with Loftis Marine will be attending a future meeting to address the dredging with homeowners.

Parking Lot at SRYC will be enlarged, possible negotiations for Sunchase to use some of this parking space, to alleviate parking issues especially in Spring and Summer, Abe to have more information next meeting.

**E. Future Board Meetings:**

Next Board Meetings to be held on Wednesday, February 21<sup>st</sup> and March 21<sup>st</sup>.

**Adjournment:** at 6:25 pm