

Sunchase Condominium Association
Board of Directors Meeting
February 21, 2018

BOARD MEMBERS PRESENT

Abe Singh
Caroline Stinson
Jake Commer
Ben Martin
Laura Plowman
Carl Turk
Jack Harlow
Duane Fair
David Forsyth
Mandy Youngblood
Tim Carr, by conference phone

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 January meetings. Jack seconded, and the motion passed unanimously.

January Financials: Cheryl Kelley presented financial report.

Cheryl reported that the January financials are in good shape. Breakdown of General Ledger/expenses paid reviewed, as well as the Account Receivable. Jake made a motion to approve the January 2018 financials, Carl seconded. All in favor.

Clarification of 2018 Budget: Board member requested verification, The notes for the minutes were reviewed from annual meeting ,to verify the 2018 budget approval with the increase of assessments as presented, Jake Commer, Treasurer, stated, the increase of \$15.00 per month was discussed and approved, the additional funds breakdown was verbally stated & approved by owners and the budget for 2018 was sent to the board after the annual meeting as approved & mailed to owners with the 2018 statements.

2017 Audit: At the 2017 Annual meeting the owners voted to audit the 2017 financials, in lieu of previous years, when a "Review" of financials by a CPA, has been performed. Board has decided to change CPA's for the 2017 Audit, 2018 budget for the 2017 audit is \$2500.00. Abe has requested Audit bids from 2 CPA's and has found the audit estimates to be much higher than the 2018 budget. Therefore, more estimates will be requested, Tabled until next meeting.

OLD BUSINESS:

A. 2017 Special Assessment Projects:

Boardwalk deck replacement; Boardwalk is complete, the off-ramp is in progress, should be completed within week. All stated the New Boardwalk looks great and the ramp will be a welcome addition for owners this spring and summer.

B. Violation Report:

E-4 Bird feeders, bird feeders removed
J-2 Planters on balcony, 2nd notice sent, Rules & Regulations
D-7 Deer/Holiday décor, has complied
A-1, White Cable on building, notice & email contact made with owner

C. Maintenance Report

L-1, K 1 & 5, Leaks reported on south side off and on for some time, KT bid received and awaiting bid from Baughn construction.

Dryer Vents are being scheduled for clean out, as requested by residents. Dryer vents bid from Doodlebuggers was discussed, EPM Maintenance was the lower bid. Updated list of vents cleaned within last year, sent to board, plan to move 2 buildings per month, until complete.

D. SRYC Dredging, Project update from Abe Singh:

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

New Business

A. Pier Piling Replace Bid

Bid from Alford Marine to replace 1 pilings at \$800.00 set up, material & labor, if other pilings need replacement, further inspection while on site, addl. piling at a cost of \$250.00 per piling, Carl motion to approve, Laura seconded, all in favor

B. Replacement of Pet Walking area signs. EPM will order new signs

C. Sunchase Wind Mitigation, update of form for I bldg. Contractor contacted to inspect and write new wind mitigation for I building

D. Drainage for Pensacola Beach Road, plans to contact City of GB, During very heavy rains, concern of overflow of water from road, discussion. City Contact to be followed up with.

E. Parking at I, painting of curbs yellow, repaint areas not recently painted.

Discussion to paint the curbs in Spring, some curbs were not painted during building painting, improve the parking area across from I & F buildings.

E. Future Board Meetings:

Next Board Meetings to be held on Wednesday, March 21st.

Adjournment: at 6:28 pm