

Sunchase Condominium Association
Board of Directors Meeting
March 21, 2018

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Cheryl Kelley, EPM
Scott Plowman
Mike Pranschke
Ben Armentrout

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

Guest, Steve with SRYC:

Steve was present at meeting to review the SRYC dredging project and answer questions for owners. Boar testing has taken place, currently awaiting All permits for the dredging, this may take up to 6 months, projected start date is late fall, early winter. Board and owners asked Steve a variety of questions, regarding the sand on beach delivery method, sand smell during perking, dredging process, etc. Board and Abe, thanked Steve for attending the meeting and the information provided.

Approval of Minutes: Ben made a motion to approve the minutes of the February meetings. Jack seconded, and the motion passed unanimously.

February Financials: Cheryl Kelley presented financial report.

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

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 3 CPA's and has found the audit estimates to be much higher than the 2018 budget. Therefore, more estimates will be requested, this is being actively worked on. EPM has filed tax extension for 2017, awaiting CPA appointment.

OLD BUSINESS:

A. Violation Report:

E-4 Bird feeders, bird feeders still issue, and discussion of multiple plastic storage bins, letter to owners previously sent discussed.

J-2 Planters on balcony, 2nd notice sent, Rules & Regulations,

A-1, White Cable on building, notice & email contact made with owner

Kayaks behind L & K, letters to be sent to unit residents

I-4, multiple guest/ residents, parking issues, call and letter to owner and residents

B. 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 cleaning, requested by resident's, many vents cleaned within last year, plan 2 buildings per month, until complete. Project to begin in April.

C. SRYC Dredging, Project update from Abe Singh:

Abe has not had any response from Marc Reuben Trust, Sunchase Land Lease holder, requesting permission for the dredging by SRYC.

D. 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, Approved in February, awaiting scheduling by Alford Marine.

E. 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. Awaiting call back from City, plan to meet on site to view area.

New Business

- A. Spring Newsletter will be emailed to owners/residents.
- B. Cats Roaming on site, letters have been sent to residents in H building
- C.
- D. **2018 Board Membership:** Ben Armentrout, owner of I-8, present at the meeting, was nominated to by Ben Martin and 2nd by Duane to join the 2018 Board. Cheryl stated that the documents allow for up to 11 board members, which is current # of members. Duane stated he is placing his unit up for sale soon and will no longer serve on board after sale of his unit. Cheryl will verify the limit of board members on the Docs. (11 is correct) Tabled until next month.

F. Next Board Meetings:

Next Board Meetings to be held on Wednesday, April 18th.

Adjournment: at 6:35 pm