

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 15, 2015

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Jake Commer
Mandy Youngblood
Butch Sommermeyer (by tele-conference)
Duane Fair

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Carl Turk #A-4

Call to Order:

The meeting was called to order at 5:00pm.

Approval of Minutes: Jake made a motion to approve the minutes of the meeting on March 18th. Mandy seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the March 2015 financial reports. The financial reports reflected monthly income of \$21,346. & total expenses of \$105,850 that is due to the insurance being paid in the month of March. The insurance package was \$6,150, the property insurance was \$69,365 and the flood was \$ 17,073 those funds were transferred from the insurance account into the operating account to cover. Contingences and reserve transfers were made. Reserve balances were discussed. The net operating income for the month of March is -\$79,142. as noted, transfer from the insurance account to cover insurance was made.

Aged receivables, there are two owners in arrears over thirty (30) days, any owner with a balance is sent a statement, those that are in 31-60 days were sent a notice of lien. Butch made a motion to approve the financials, Mandy seconded, and all were in favor.

OLD BUSINESS:

- A. Insurance Renewal for March 2015:** Completed, Cheryl noted that she would ask Greg Tober of Hiles Mcleod for a law and ordinance insurance quote. That is a new requirement for Fannie Mae financing and some associations are acquiring this insurance. We will get a quote and report next month.
- B. Update, wood-rot Buildings:** Cheryl has contacted a new contractor to get a comparative bid with Gulf Coast Home Improvement. She has given him pictures and met him on the property and we are waiting on an estimate for a comparison bid we currently have from Baughn Renovation.
- C. Exterior Building Painting:** We have had several inquiries from the perspective painters asking about paint and what doors should be painted. Cheryl has given all the painters the specs for the paint and talked about what doors should be painted as in garage doors, front doors and storage doors and the areas in the garage as well as the exterior of the building. Jake Commer has prepared a document that will be required for the contractor that is awarded the painting bid to agree to and its important requirements /responsibilities for the exterior building painting project. This is to outline the schedule and also to notify the residents as to the time line for their removal of personal belongings off balcony's and decks

in order for the painting to go smoothly. The board thanked Jake for his time in preparing the document.

- D. Beach Grass Removal:** Cheryl has made a call to Jim at Santa Rosa Yacht Club and he has assured her he is still planning on doing the project for the beach grass removal.
- E. Rule J – Hard Service in Lower and Upper Units:** As noted in the minutes last month Jake made a motion to accept the new language. Duane second, and all were in favor. Cheryl will prepare the notice to go out to owners to inform them of the new requirement for no hard service to be allowed in upper or lower units at Sunchase.

NEW BUSINESS:

- A. F-3 Post Replacement:** Frank Warden the owner of F-3 notified Cheryl and Etheridge Property Management as he was doing some remodeling in his unit, his contractor noticed a drop in his ceiling of one and seven eighth inch. We asked Jim Mallot an engineer that was contracted by Sunchase some years ago for the post replacement, Jim came out to F-3 to give his advice on what should be done. He did advise the contractor that he should replace the post and the contractor did so. Frank the owner has sent an estimated repair bill for the Post replacement only and is asking Sunchase board for some reimbursement as to the cost he has incurred for that. Due to the fact that Sunchase HOA had paid in the past to have these post replacement done. Cheryl will provide the board with an estimate by email and it will be discussed at the next meeting
- B. Landscape Update:** Cheryl noted that the oleanders (out on Pensacola Beach Road) several have deceased and many do not look good. She has requested an estimate from Seller Landscaping. Also request for pine straw updates for the property. Estimate to be presented at the next meeting.
- C. Pool:** New umbrellas will be purchased. The board is in agreement that the pool needs some updates so we are going to put new umbrellas in. This is to be done as soon as possible.
- D. Dock Boardwalk:** There are some boards that need to be replaced on the boardwalk. Abe and Tim have volunteered to do the boardwalk work on the weekend, board replacement as needed.

OTHER BUSINESS:

- A. Trespassing:** We talked about people driving on to the property late at night and parking cars. It was mentioned there are people using the dock that do not live at Sunchase. Suggestions/discussions for a gate on the dock, possibly the same key as the pool key. It was discussed if we would need votes by the homeowners if this as a limited common element change. The board is to table this for now and get back to it at the next meeting.
- B. Dog Walking:** Butch spoke about the dog issues in the past and we had the language sent by email for no dog or pet walking or any other activity in areas around the pond and the pool except for in the specific dog walking areas. Cheryl is to get signs from fast signs and have them put up around the property in the areas that are prohibited for dog walking. Butch made a motion to approve the specific new language for the dog walking area. Mandy seconded and all

were in favor. The new rule language will be changed in the Rules & Regulations and the new signs will be placed as soon as possible. A letter will go out to all owners and renters that we have on file.

8. No livestock, animals, chickens or fowl of any kind shall be permitted except dogs, cats and birds owned as personal pets. Dogs, cats and birds shall not be kept in such number as to be an annoyance to other unit owners. In addition, no dogs, cats or birds shall be permitted that exceed ten pounds in weight and no such pet shall be permitted on the condominium property, except inside a unit, without being on a leash and under the immediate control of a responsible individual. All outside of the unit walking of dogs or any other pets shall be limited to the building stairs, breezeways, driveways and streets to access the designated pet areas or to exit the Sunchase property. No dog or pet walking or any other pet activity shall be permitted on any of the common or limited common areas including beach, around the pond, pool area or any lawn area except designated pet areas. If any such pet owner fails to properly clean up after his pet then the association shall perform such service and shall bill the pet owner accordingly. The association shall have the right to adopt and enforce such additional pet regulations as are reasonably necessary to insure that such pets are not and do not become a nuisance.

Adjournment

As there was no further business, the meeting was adjourned at 6:20p.m.

Respectfully Submitted,

Cheryl E. Kelley