

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

April 19, 2017

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Tim Carr
(by teleconference)
Mandy Youngblood
Laura Plowman
Jake Commer
Butch Sommermeyer

OTHERS PRESENT

Cheryl Kelley, EPM
Jordan Copeland
Rick Humphreys
Jack Harlow
Andrew Jackson
Duane Fair
Mike Pranschke
F-2 Tenant, Barrett

Call to Order:

The meeting was called to order by Abe Singh at 5:05 p.m.

Approval of Minutes: Butch made a motion to approve the minutes of the March 15th meeting. Mandy seconded, and the motion passed unanimously.

March Financials: Cheryl Kelley presented the March 2017 financial report. Cheryl reported that the March finances are in good shape. Special Assessment collection is going very well, reported to Laura made a motion to approve the March financials, Jake seconded. All in favor.

Reserves Breakdown: Butch stated his concerns regarding the roof reserves, recommended a roofer look at the life of the current roofs, in order to determine if the reserve % transferred monthly is adequate.

OLD BUSINESS:

A. 2017-18 Insurance Renewal Completed, renewed 3/30/17. Board selected Property/Flood package presented by Phil Gambrell of Gambrell and Sturges Insurance. Informational email was sent to owners with the new insurance coverage contact. EPM office has received many requests for the new insurance information. Gambrell Sturges Ins. is taking care of requests and sending mortgage companies Dec Pages, for Property and Flood Coverages.

B. Maintenance:

- **Piling Repairs,** Bontrager Construction, piling repairs have been completed at E, K & L Buildings. Estimate for I building, one column repair has been requested.
- **Beach Grass Removal** Wayne Sellers will begin the Beach grass removal in the coming weeks.
- **Pressure Wash Bids:** Wayne Sellers bid was presented last month, along with a bid from another contractor. After discussion, Butch made a motion to approve Sellers bid, with the funds coming from budgeted contingency funds, Jake seconded, all in favor.

- **Painting:** K building, trim at Hurricane shutters area was missed, Abe stated he would contact Marathon Painting to come back and paint this area. EPM will paint the balcony work being completed at L-3.
 - **Water Heaters:** Water Heaters replacement was discussed; GB Plumbing letter was sent to all owners about a year ago. All owners are strongly encouraged to evaluate hot water heaters, in order to prevent damage to their units as well as a unit below them. If an owner would like any further info on the Hot Water Heater replacement offer, please contact Butch or EPM office. Butch stated many hot water heater older than 10 years should be evaluated for replacement, asap.
- C. Neighborhood Watch Update:**
Neighborhood Watch is effective, all residents are responsible for securing belongings and most important being observant of their surroundings. If you see anything suspicious, please call GB Police Dispatch # 934 - 5185 Ext. 27
- D. Rules Committee Update:**
Susan and Laura reported on the committee's progress. They are working on updating and are reviewing all of the current rules.
Committee will make recommended changes to the board, Board will vote to approve and implement the updated rules, asap.

NEW BUSINESS:

- A. Fire Lane K & L Buildings:**
Parking is tight in this area, driveways are shorter, residents are not always parking in garage and visitors are not parking in designated visitor parking area. Board will look at area, to be discussed at May meeting.
- B. Boat/trailer Yard, owner updates and gate lock change**
EPM has contacted all residents with vessels in the boat yard, New lock will be put on gate next week. All registrations and tags must be current to secure a place in boat yard, places are not part of the condo ownership, there are not enough spots for all, therefore, this is a 1st come basis. Waiting list is in place, when the yard is full. New keys will be distributed thru EPM office.
- C. Insurance Inspection:**
Cheryl met and walked the property with the Insurance Inspector, report from inspector is forthcoming.
- D. Disaster Preparedness: Gambrell Sturges Insurance sent a document to board regarding Hurricane/Storm Preparedness.** EPM sends all residents the Hurricane Preparation information document June 1st.
Board will review document sent by email from Gambrell Insurance, for further discussion in May.
Responsibilities for all; Residents, Board, Association Insurance Company and Management.

Other Business:

Butch expressed his concerns regarding the SRYC dredging, and what the effect it may have on Sunchase beach and land. Recommended getting all areas surveyed, discussion of how high the raising would be and effects on the beach property.

F-2 Resident, Request for north of pond at Pool fence, area of brush to be trimmed. Abe asked all the board members to look at this area, to be evaluated and discussed in May.

Meeting was adjourned at 6:50

Respectfully Submitted,

Cheryl E. Kelley