

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 21, 2014

MINUTES

BOARD MEMBERS PRESENT

Jake Commer
Caroline Stinson
Mandy Youngblood
Duane Fair

OTHERS PRESENT

Butch Sommermeyer
Ray Etheridge

Call to Order:

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

Duane made a motion to approve the minute of the February 19, 2014 meeting. Mandy second , and the motion passed unanimously.

Ray presented the April Financials, Reserve transfer are made and on schedule.

Insurance Premium was paid in March, all policies have been renewed

Package Policy 17,625. Wind 70,775. & Flood 17,585, Total 105,984.00

Year End Post Replacement _____

Receivables: #J-3 is in the hands of attorney, Authorization to File Lien completed.

#F-4 has new owner paying current.

Hearing is next week, to see if we will get any funds from previous owner F-4.

Butch Sommermeyer expressed to board his concerns for the long term Reserve Budget.

Questioned if we have enough funds to do what we need to do in the future.

Ray Etheridge said Reserves are _____

Possible Reserve Study to be considered for near future with the board. Ray reminded Board that the Reserve Studies cost money.

Jake ask Ray to make list and prioritize what we need to do 1st.

Old Business

- A. Post Installations- Final Bill Covered.
- B. Window Repairs- Duane, spoke regarding Neil with Window Factory, there was a request for the insurance documents from Window Factory, they were unable to provide those documents to Sunchase. There was some discussions as to filing claim against Window Factory for the unsatisfactory work performed. After some discussion it was decided that the board would like to move forward with a Demand Letter from Attorney and pursue the claim. Duane suggested first order would be to acquire Mike Farrell with Lee Window Company to take out a Window that was installed by Window Factory and inspect the workmanship/details of the install to figure out where the problem/leaks are coming from. Jake said that according to Mike the windows need to be re-installed. Association has until April 2015 to file a suit with Window Factory, due to statute of limitations. Plan is to take out Abe Singh #B-1, inspect, take pictures, do a thorough inspection and give estimate. Jake made a motion to engage the services of Mike

Farrell-Lee Window Co. to provide, report and inspection of windows replacement to investigate the Installations by Window Factory, after receiving this information board would decide how they would like to move ahead with claim. Mandy second the motion, motion passed unanimously.

- C. Discussion of Beach Clean-up, due to the recent heavy rains, landscaper was unable to cut grass up to wetlands, he will do that as soon as it is possible.
- D. Beach Improvements- Abe was unable to attend this meeting, so board decided to discuss these items at next board meeting.
- E. #C-5 Interior Renovations- Ray read report from last minutes, Caroline Stinson ask that it be recorded that she did not agree to the renovations. Ray will check to see if we need to do anything else. Duane ask for clearance for work to be done.
 - a. Sliding Glass Door Leaks-#K-1 & K-5 Ray reported that he has 2 estimates for the repairs. Rogers Construction 5892.00 and Gerald Ezell Construction for 3250.00, Ezell and Rogers bid are not for exact same work. Bids include Bldg M Wood Rot Exells has 4 sheets, Rogers has 10 sheets included. _____

Ask for Ray to go back to Ezell, get separated bids for each job. Jake as for Ray to speak with Ezell and let him know that if he will stand behind his work and performance of his workmanship is good, he stands to receive more work from Sunchase in the future.

Motion by Jake to obtain the services of Ezell Construction, Duane 2nd, motion pass unanimously.

New Business:

- A. Wood Rot: Caroline shows pictures taken of balcony and other areas around the property. Wood Rot- Top Rails. There was some discussion, pointed out that just walking the property without gaining access thru units you cannot properly survey wood rot damage. Suggested letter to homeowners to report any balcony wood rot, so repairs can be made.

- B. Landscaping- Pine Straw for Beds at Entrances and Pool area, Caroline ask about pine-straw vs mulch, Mandy suggested a Recycles Rubber type mulch, Pine straw bid from landscaper is 700.00, Ray ask to look into mulch prices and get back with board.
- C. Request from J-1 to install Bamboo Floor, it is a downstairs unit, letter to have them sign and return _____
- D. Pool Deck- Pool Deck has been Pressure Washed, looks better, there was some discussion about getting the pool deck resurfaced with a new paint on type product, Ray will look into this and will be discussed possibly for next spring.

- E. Pressure Wash/Touch-up Paint- Ray property has been walked and list has been made for touch ups. Some buildings in need of pressure washing has been completed.

- F. Busch Sommermeyer Homeowner #A-2 ask to speak to the Board concerning several items. Suggested Board be very careful in adding new common elements to the property, such as fire pit and garden area, as to the changes to the property etc.
He expressed his concern with the Reserves, and ask board to look into Reserve study in order to prevent a possibly shortfall resulting in future Special Assessment.
Mr. Sommermeyer volunteered to serve on the Sunchase Board, stated even though he lives in Colorado part of the year, he is willing to provide a Speaker Phone type device to further the communications of the Board meetings for a board members unable to physically attend the meetings.

- G. Drainage- Caroline ask about 2 Drain problems @ C & F. Bldgs. Ray informed board that a grate type drain was placed over one of the drains in order to catch grass /debris.
There are 2 bids bid from Wayne Sellers our current landscaper 2537.00 & another from another contractor for 6500.00, to put in another drain line between A& B Bldgs that would drain into the holding pond. Duane moved to approve the bid from Mr. Sellers, Jake 2nd and motion passed unanimously.

- H. Jake made a motion to accept Butch Sommermeyer as a new board member, Duane 2nd and the motion passed unanimously.

Adjournment

There was no further business, and the meeting was adjourned at 6:40p.m.

Respectfully Submitted,

Ray O. Etheridge