

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

May 18, 2016

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Duane Fair
Butch Sommermeyer
Tim Carr

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Caroline Stinson

Call to Order:

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

Approval of Minutes: Butch made a motion to approve the minutes of the April meeting. Duane seconded, and the motion passed unanimously.

April Financials: Cheryl Kelley presented the April financial report. The financial reports reflected monthly income of \$22,692.61 & total expenses of \$73,178.14. Reserve transfer was made & Property Insurance paid \$64,408.00. Reserve balances were discussed, as well as CD moving to Reserve account later in the year, to pay for the Paint and Wood Rot Repairs. Wood Rot/Siding repairs paid April 25,069.25 Draw on Painting -0-. The net operating income for the month of March is \$-75,554.78. Keep in mind funding from Reserve account covers the siding and Painting expenses & Property Insurance was paid in full. Budget covers these expenses.

Aged receivables, all owners with a balance due by the 15th of the month are sent a statement. Many owners have a credit balance, Cheryl noted that the Receivables are in good shape with a current credit of \$-19,622.74.

OLD BUSINESS:

- A. Update, wood-rot Buildings:** K Building Wood rot is underway, L Building will be next. L estimates have been approved by board for KT Construction.
Cheryl stated that the K & L building have had some balcony repairs in the last 2 years, although there are several still to complete, the south side balcony on those building have no roof overhang protecting the balcony.
- B. Exterior Building Painting:**
Paint crews are currently working on D Building.
Buildings K & L buildings are being scheduled, last two buildings to begin, as well as some front doors and storage doors completion, no buildings have been signed off, as a complete walk thru will be done by Board before Painting project will be considered completed, project completion date estimates are for end of June.

NEW BUSINESS:

- A. Association Rules Enforcement:** Due to the recent projects (wood rot and painting) the board discussed ways to protect the balconies and overall property. Many residents have

hanging plants & water from hoses run from the association common water supply, this is not allowed. Some of the hoses drip constantly, therefore causing water damage, etc. Butch volunteered to walk the property and get an overall estimate of units not in compliance with the Rules and Regulations. Cheryl stated that several letters have been sent to residents lately regarding these issues.

Pet issues were addressed; Caroline Stinson was bitten by dog owned by renter in C-3, EPM sent letter to owner and has called the owner and renters. There have been two other instances with the same dog, showing aggressiveness. Caroline will call SR County Animal Control to report the Unit #, she did report the incident when it occurred.

B. Pond:

Abe and Tim have met with Lake Doctors regarding the pond and weed growth/water quality test. Lake Doctors indicated that the pond has a slight elevation of Ammonia & Alligator weeds. Cost for weed application is \$60.00, \$170.00 to service/maintenance. Abe will send email to Cheryl with this information.

Butch made a motion to authorize Lake Doctors to do this application, Duane seconded, motion passed unanimously.

C. Sellers Landscaping:

Abe has met with Wayne Sellers, landscaper, regarding pond & boardwalk weeds (back of A bldg.) & Beach cutting/Sand spreading.

- Weeds along Boardwalk back of A building
- Grass growth on beach \$60.00 per application 3 x's
- Moving of existing Sand \$700.00 (\$400.00 previously approved)

Abe and Mandy will look at the area this weekend. There was discussion to allocate funds for the projects. Butch made a motion to approve, Tim seconded, motion passed unanimously.

Abe and Cheryl will talk to Sellers about the project.

D. Other Business

Tim asked about FEMA flood policy reduction, Cheryl will ask insurance agent.

Tim asked about Building Risk Assessment from Hiles McLeod, Cheryl will ask agent.

E. Nik Curtis Seal A5 Windows: \$225.00

Tim submitted invoice for Assoc. to pay, for sealing of windows, he said he requested be done by painters and it was not, therefore he contracted Nik Curtis for a cost of \$225.00 After discussion it was decided to deduct from Painters contract and pay the invoice.

As there was no further business, the meeting was adjourned at 6:10p.m.

Respectfully Submitted,

Cheryl E. Kelley