

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 17, 2014

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Mandy Youngblood
Butch Sommermeyer

OTHERS PRESENT

Mike Farrell-Lees Glass & Windows
Ray Etheridge

Call to Order:

The meeting was called to order at 5:00pm by Abe Singh, President.

Mandy made a motion to approve the minutes of the May 21, 2014 meeting. Butch seconded, and the motion passed unanimously.

Ray presented the May Financials, Reserve transfer are made and on schedule. Insurance Transfer made, General Maintenance is up due to Pressure Washing 1100.00 Repair to M-1 1200.00 Pool was pressure washed also. Contingency from operating acct. back to Reserve Acct. for borrowed funds from reserves. \$10,416 paid back so far. Insurance renewed in March and paid in Full. Drainage Line Installation this week, will be paid from Drainage Reserves. 341,438.00 Total in Reserves. Abe ask about adding to Landscape Contract the area on each side of beach. Mandy ask Ray to re-negotiate the Contract to get this area cut on a regular basis. In the months- April to October. EPM will contact Landscaper to get price.

Receivables: #J-3 is in the hands of attorney, In Foreclosure process.
#F-4 has new owner paying current dues.

Old Business

A. Window Repairs- Report by Mike Farrell, Lees Glass & Window

Handout given to Board for Window and Door Replacement Requirements- Mike put together a recommendation for window and door replacements. Mike's Goal is to help set "Ground Rules", it would help protect the Association and owners from anyone making changes to their units that would adversely affect the exterior look and maintain specific requirements for Sunchase.

Window changes would have to be approved by Association, by Building Codes, Permits pulled & closed out, as well as properly licensed contractors to perform installation. Discussion between Board and Mike regarding "Picture Windows". No grids or patterns Allowed. Abe proposed Yes to picture window. Butch made motion to adopt Window Requirements proposal, Mandy 2nd, all in favor unanimously.

The Board approved at the last meeting for Windows #B-1 to be inspected and estimate to replace. Lees Glass has written estimate for Abe's unit #B-1 windows, they will also provide an inspection & document as to the previous window installation. Several Condos have windows in need of replacement.

Proposal for #B-1 windows w PG10Series 400 windows is \$2277.00 or \$2230.00 for Single hung. Butch stated that he thought it was very important for Sunchase Association to have such Evidence in case of litigation, Sunchase is protecting the Assocation with the evidence obtained in unit B-1 by Lees Glass.

Since the Board approved Lee Glass to evaluate #B-1 for Evidence, Abe doesn't want Assoc to pay for all of cost, Butch states that in order for Claim to be made Assoc. need the evidence, documentation needs to be available if needed.

The original contract after Ivan was with the Association.

Abe doesn't want to wait until next Board meeting. Abe offers in order to be fair, he would like to split the cost with Sunchase Association.

Board to Vote to split cost with Abe, Duanne and Jake were absent from meeting, They will be contacted to place their vote, Mandy and Butch voted to split cost between Association and Abe.

- B. Beach Improvement- Abe spoke about putting in a Sit down area along Board walk area out to beach. Put in Patio type border, make area to bring chairs, fire pit, etc. Abe to come up with drawing/pictures for what he has in mind to do and bring to next meeting.
- C. Sliding Glass Door Leaks K-1 K-5: Ray reported that Ezell Construction had begun Work, he is confident leak is coming from Rafters/ and loose tabs above shingles. Work is being done this week.
- D. Other Wood Rot Work on M Bldg will begin as soon as they are finished w/K.
- E. Drain Line Installation- Bldg A & B-Wayne Seller Landscaping has the area marked, and drain pipe is ordered. The work will begin the week of June 23rd.

New Business:

- A. Caroline Stinson Resigned from Board last month, her resignation was accepted.
- B. Elect New Secretary/Treasurer
Butch made motion to elect Mandy Youngblood as Secretary/Treasurer
Abe second, passed unanimously.
- C. Maintenance Request: Ray handed out to Board a list of all maintenance work Recently completed, and a list of maintenance request that is scheduled to be done.
- D. Butch reiterated the need to re-look at Reserves- especially Painting and Roofs

Stated the need every 2 years to revisit Reserves . Ray stated that we will work toward Goal to have some new Reserve #'s by annual meeting in November.

Adjournment

Abe- as there was no further business, and the meeting was adjourned at 6:00 p.m.

Respectfully Submitted,

Ray O. Etheridge