

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 15, 2016

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Duane Fair
Butch Sommermeyer (by teleconference)
Tim Carr (by teleconference)

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Andrew Jackson
Steven Nelson, Marathon Painting

Call to Order:

The meeting was called to order at 5:07pm.

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

April Financials: Cheryl Kelley presented the May financial report. The financial reports reflected monthly income of \$19,214 & total expenses of \$13,816. Reserve transfer was made. 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 May \$16,615. Draw on Painting 28,542.75. The net operating income for the month of March is \$-36,482. Keep in mind funding from Reserve account covers the siding and Painting expenses. 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 \$-15,247.74.

OLD BUSINESS:

- A. Update, wood-rot Buildings:** L Building Wood rot has begun, L estimates have been approved by board for KT Construction.
A Building, wood rot repair estimated will be obtained, Tim and Abe to meet with contractor on this, estimate will be sent to Board.
- B. Exterior Building Painting:**
Paint crews are currently working on K Building.
Building L being scheduled, last building 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. All owners are asked to let EPM know if their front door has not been painted, another Saturday will be scheduled for doors.
- C. Sellers Landscaping:**
Sand on beach relocation of existing sand, Abe and Tim have met with Wayne Sellers. Estimate approve at May meeting. Wayne Sellers landscaping to move the existing sand of the beach; this was approved by EPA and allowed as long as no new sand will be brought onto beach.
Sunchase Sign, post will be replaced
Non Native grass behind A building, estimate of \$1700.00

- D. **Pond:** Lake Doctor, Abe will send contract to Cheryl \$170.00 contract price to treat pond for weeds and check the water in the pond. Cost for weed application is \$60.00, \$170.00 to service/maintenance.
- E. **French Drain** estimate from Wayne to be sent by email this week.

NEW BUSINESS:

A. Rules and Regulations:

Notices and Letters have been sent to residents, in regards to multiple issues, regarding items such as: balconies, items stored under balconies, hoses run off balconies-use of common water

There was discussion of Rules, and specific items needing addressed.

B. Insurance: Risk Assessment, scheduled by Hiles McLeod Insurance
Scheduled in Mid-July

C. Dock/Boardwalk:

Duane presented a drawing of the boardwalk with specific board areas that either need replaced or repaired. Lumber only estimates are \$4500-5000, plus labor, materials/supplies, stainless screws. Tim suggested dividing into phases. Estimates will be obtained from contractors.

D. Palm tree for pond:

Tim has offered to donate a Palm tree on East side of Pond. Board thanked Tim for his donation, Tim will send email to board with picture of Palm, specifically, Pindo palm.

As there was no further business, the meeting was adjourned at 6:05p.m.

Respectfully Submitted,

Cheryl E. Kelley