

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

June 17, 2015

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Duane Fair
Mandy Youngblood
Butch Sommermeyer
Tim Carr
Jake Commer

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Brenda Colston M-3
Don and Lane Booker #M-8

Call to Order:

The meeting was called to order at 5:05pm.

Approval of Minutes: Butch made a motion to approve the minutes of the meeting on May 20th. Duane seconded, and the motion passed unanimously.

May Financials: Cheryl Kelley presented the May 2015 financial reports. The financial reports reflected monthly income of \$18354 Total expenses of \$13384. Reserve transfers were made. The net operating income for May is \$6713. Cheryl informed the board that the Hancock Bank CD renewal is 6/22/2015; board discussed and decided to allow the CD to automatically renew. Butch made a motion to accept the May financials and the CD renewal, Jake seconded, passed unanimously.

Aged receivables, all owners with a balance due by the 15th of the month are sent a statement. Any owner with a balance 31-60 days is sent a NOL.

OLD BUSINESS:

A. Update, wood-rot Buildings:

Ian Stephan w/ Green Smart Homes Bid for wood rot repairs

\$850.00, 200.00 per balcony repair K-6 & L-1

Mr. Booker #M-8 also requested, dining room trim window repair asap

The walkthrough with Green Smart a list of wood rot repairs has been made, with the knowledge that more will be added as the power washing and painting prep, wood rot repairs must be completed before the painting is to begin.

Duane made a motion to accept proposal from Green Smart, Jake seconded, approved unanimously.

B. Exterior Building Painting: 5 Paint proposals have been submitted:

Proposals from: Marathon Painting \$138,095.00

Emerald Waters \$378,750.00 Revised

Fresh Coat \$ 392,352.65

Metrano Painting \$ 225,903.51

Peterson Precision \$ sending update

All Paint contractors were given the same Scope of Work and Specifications for bidding

Board had discussion as to the insurance, bond and crew requirements for the company that is awarded the contract.

There was discussion among the board regarding the contracts presented; Jake informed the board about the walk-thru of the property on 6/10 with Steven Nelson, Marathon Painting, Mandy, Cheryl, and PPG Rep were also present. Jake stated that Mr. Nelson was detailed about the project and seemed ready to get started, with sufficient crews, references, insurance, etc. Butch stated that he did not think any of the proposals were to his expectations. Butch suggested before a decision is made on the selected paint contractor, that the board request Sunchase Attorney, Stephen Lowery, with Coastal Law Group, draw up a contract between Sunchase Association and Contactor. Cheryl will contact Mr. Lowery to get the contract drawn up.

Painting sub-committee was formed: Duane, Jake & Tim volunteered to serve on the painting committee.

C. Beach Grass Removal:

Mandy has sprayed the torpedo grass/weeds, Mandy stated that it takes 10 days to begin process, hope to till up weeds, tilling very hard to get thru sand.

- D. A. Landscape Update:** Cheryl noted that the oleanders (along fence on Pensacola Beach Road) several have died and many do not look good. Presented an estimate from Seller Landscaping for 3400.00, to include; removal of oleanders and landscaping for curb appeal. Pine straw, 30 knock out roses, and 6 little gem magnolias, approved at the June meeting, Sellers is waiting on Gulf Power to finish installation of Power grid along Pensacola Beach Road for Landscaping work to begin. Plants are ordered and work to begin asap.

NEW BUSINESS:

A. Security for Blues Weekend:

There was discussion for security for both entrances due to the traffic flow at Sunchase on the big holiday weekends. After discussion it was decided to hire security, Saturday July 11th 7am to 3pm at both drive entrances.

B. Garage Use:

There was discussion at the meeting in regards to what is allowed to be built in the garage space, it was noted that the garages are for exclusive use of the owner/resident, although the garages are the property of Sunchase Association, granting exclusive use to the owner. Alterations and Improvements, "no unit owner may make any alterations to a Unit or Limited Common Elements without prior approval in writing." Therefore, the space is considered to be a Limited Common Element and would require prior approval.

Mandy and Cheryl agreed to look at current docs/rules and to update & inform owners/renters of the proper usage for the garage space.

Adjournment

As there was no further business, the meeting was adjourned at 6:30p.m.

Respectfully Submitted, Cheryl E. Kelley