

**Sunchase Condominium Association**

**Board of Directors meeting**

**July 19, 2017**

**BOARD MEMBERS PRESENT**

Abe Singh  
Tim Carr &  
Butch Sommermeyer (by teleconference)  
Susan Davis  
Mandy Youngblood  
Laura Plowman

**OTHERS PRESENT**

Cheryl Kelley, EPM  
Scott Plowman  
Barbara Sommermeyer (by teleconference)

**Call to Order:** Abe Singh called the meeting to order at 5:35 p.m.

**Approval of Minutes:** Susan made a motion to approve the minutes of the June 21<sup>st</sup> meeting. Mandy seconded, and the motion passed unanimously.

**June Financials:** Cheryl Kelley presented the June 2017 financial report. Cheryl reported that the finances are in good shape. Special Assessment; second invoice for 2nd (& final) payment, statements were mailed to all owners.

ALL owners will receive a "special Assessment" statement to ensure the accuracy of the billing and SA payments as applied. Board approved this mailing.

Brett Melancon #A-6 has stated the legal fees for outstanding dues was extensive, Cheryl will contact Coastal Law for amount of charges and report to board. (Cheryl sent email to board on 7/24, attorney fees accessed from Coastal Law Group, Attorney Fees charged to A-6 account & paid \$169.16, Late Fees and Int. paid \$334.01. Email and statement was sent to A-6.

Laura made a motion to approve the June financials, Mandy seconded. All in favor.

**OLD BUSINESS:**

**Special Assessment Disbursements/Maintenance Projects:**

**Fountain** ½ payment made to Lake Doctors, after discussion, Susan made motion to expense the remainder of the fountain expense, not covered in the Special Assessment, to Contingency Fund, Mandy seconded, all approved.

Reserve reimbursement discussed, Painting & Siding accounts, board will look at this again after 2<sup>nd</sup> installment of Special Assessment is paid.

**Pool furniture:** ½ payment has been made to Patio Freedom as arranged by board member, Tim Carr. Balance to be paid upon completion of re-strapping of 11 chaises & 11 chairs, 3 new umbrellas, + pickup and delivery charges, for a total of \$3236.53

**Rules Committee: updated Documents dispersed for final approval & discussion:**

After many meetings of the Rules Committee and numerous hours to re-type and update the Sunchase Rules, final recommendations were submitted to the board.

Pet Rules/Breeds discussed, after discussion, it was decided to leave the amended pet rules as written.

Butch made the motion to accept the New Revised Rules and Addendums as presented, Mandy seconded, Vote for, 5 members & 1 against, motion passed.

Cover Letter to be written and disbursed with Rules.

Board would like **to Thank all** who worked on this project: Laura Plowman, Susan Davis, Caroline Stinson, Butch Sommermeyer, Janet Mays, Ben Martin, Abe Singh, and especially Barb Sommermeyer who re-typed and did the editing and Addendum updates, as well as Laura Dilmore with Etheridge Property Management,

### **Fire Lane/Parking: Buildings D K & L:**

New Fire lane/parking signs have been placed on site. Marking on spaces in front of D building was discussed. Board will discuss at next meeting. Parking notices to all residents D, K & L have been sent by EPM, cars tagged for parking violations, etc.

### **NEW BUSINESS:**

#### **Maintenance:**

Pool: Bob Guenthner, EPM Maintenance Supervisor,

Current system- Tablets to maintain stabilizer down, stabilizer controls chlorine 50 is ideal.

After the procedure, last week # is down, will need to do this process one more time, this is in order to not let too much water out of pool and get the stabilizer reading corrected.

System change may be completed at approx. \$1000.00 but stabilizer would need to be added regularly.

Bob will look at next water bill to determine the costs.

Estimate will be sent to Board, for discussion at next meeting.

#### **History of Sunchase Poly Pipe Fitting replacements**

M-1: Pipe leak in garage last week, evening repair, then EPM followed up with repair Completed.

Poly replacement conducted in the mid 1990's

Every unit was replaced under the Class action law suit, original poly is replaced, and replaced with a new type of poly or pvc, as approved by law suit.

Poly Pipe replacement took place under warranty except for 1 building that did not qualify, and association paid to have that one done.

Majority of units had to have a leak before the entire building would qualify for replacement.

L and M have copper, did not require replacement.

garages have poly in the ceilings, this was not part of settlement.

Inside the unit's new pipes were replaced.

A/C Freon lines leak often, owners are responsible for the insulation of the lines, many have been updated. This is a continuing issue, D-4 and K-2 are recent examples.

Insulation is needed on all Freon lines, owner's responsibility.

**Board Emails:** Cheryl requested that emails between board members and management be titled appropriate to the subject being addressed, with the numerous amounts of emails, all involved are seeking to better track the subject. This is an effort to NOT miss any important item that may be entered in an email.

**Adjournment:** at 6:45 pm