

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

August 17, 2016

MINUTES

BOARD MEMBERS PRESENT

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

OTHERS PRESENT

Cheryl Kelley, Etheridge Property Mgmt.
Andrew Jackson K-6
Caroline Stinson H-4
Scott & Laura Plowman C-1
Michael Pranschke I-7
Marsha Gustafason G-4

Call to Order:

The meeting was called to order by Tim Carr at 5:00 pm

Guest from SRYC regarding dredging, Steve Davis:

Steve presented to board and owners present, a proposal to place approximately 10,000 cubic feet of sand dredged, in upcoming SRYC dredging project, onto the Sunchase Beach property. Survey is being completed; separate permitting and sand sampling will be done.

There was discussion about the pros and cons for Sunchase. Steve stated that his presence was to simply let owners & board know about the project and judge for interest, would like to present further details at a later date. Project is scheduled for early next year.

Approval of Minutes: Mandy made a motion to approve the minutes of the July meeting. Tim seconded, and the motion passed unanimously.

July Financials: Cheryl Kelley presented the July financial report.

Cheryl reported that the Wood Rot Repairs are over budget, siding project was on the painting reserve surplus to complete the wood rot.

Cheryl will send a detailed breakdown of cost to date; Board will place this item on the Agenda for the September meeting, to discuss.

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.

Tim made a motion to approve the June financials, Jake seconded, motion passed unanimously.

OLD BUSINESS:

A. Update, wood-rot Buildings: Tim gave a summary regarding the additional wood rot repairs that are being completed on A Building. Tim and Abe to meet with contractor, KT Construction. A complete walk-thru is planned to indicate any further repairs needed. Any additional Wood rot repair estimates will be emailed to board.

B. Exterior Building Painting:

Paint crews will return to paint the Additional work on A building, Saturday painting of items and front doors will be planned, Board member were assigned buildings to access call backs for painting.

No buildings have been signed off, as a complete walk thru will be done by Board before Painting project will be considered completed.

C. Sellers Landscaping/Lake Doctors:

Lake Doctors is treating the pond for alligator weeds and monitoring the water values. Sellers Landscaping will submit estimate for Palm Tree Trimming.

D. Rules and Regulations/violations:

C-3 Dog Nuisance: update from Attorney:

Stephen Lowery, Coastal Law Group, Attorney & Cheryl have spoken by phone about the Pet @ #C-3.

Mr. Lowery stated that the primary concern is the animal behavior and this is not a Service Animal issue. If the animal or any animal at Sunchase is certified "Service or Emotional Support", it still must comply with the Associations Rules & Regulations, Covenants & Restrictions.

(No documentation has been provided that dog is certified as Service Animal)

SC Documents state Animals are allowed & do not specify "owners only", this would require a By-Law Change.

He stated that the goal is to deter the unwanted behavior and the resident's compliance to Rules and Regulation/Documents.

I asked about the Liability of the Association, he stated, the owner is Liable for pets actions, and Association has notified the owners/residents.

Stephen said he would be happy to send a more detailed email or speak with any board member if necessary.

NEW BUSINESS:

A. Management Agreement/additional support staff/contract updates:

Abe and Tim recently met with Kevin Etheridge, Etheridge Property Management.

Meeting was in regards to the EPM Contract with Sunchase and need for further services at Sunchase were addressed.

Abe and Tim went over the current contract with Kevin. There was discussion for a possible part-time (paid per hour) Sunchase maintenance/assistant for Cheryl on site, 2-3 days a week.

The current Management Contract comparison with similar properties/ fees was also addressed. Kevin is working on a proposal for the Board to consider regarding; an updated contract as well as EPM personnel on site regularly, in order to provide more assistance for the ongoing needs of the property.

Cheryl will bring the Contract in writing to September meeting.

B. Boardwalk & Piling Repair Estimates for E, K & L building have been emailed to board.

Cheryl distributed & will send by email the estimates to board members, not present at

meeting. Two (2) companies placing bids; AFS & Bontrager, to be discussed at the meeting in September.

As there was no further business, the meeting was adjourned at 6:15 p.m.

Respectfully Submitted,

Cheryl E. Kelley