

SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 15, 2014

MINUTES

BOARD MEMBERS PRESENT

Abe Singh
Jake Commer
Mandy Youngblood
Duane Fair

OTHERS PRESENT

Ray Etheridge
Cheryl Kelley

Caroline Stinson
Mr. & Mrs. Spencer
Gus Uebelsteadt-Sherwin Williams Co.

Call to Order:

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

APPROVAL OF MINUTES: Mandy Youngblood made a motion to approve the minutes of the September 17, 2014 meeting. Jake Commer seconded, and the motion passed unanimously.

September Financials: Ray Etheridge presented the September financial reports. The financial reports reflected monthly income of \$15,392.94 and total expenses of \$20,505.42 for a net operating income of \$-5,112.48. Reserve transfer 3278.50 and Contingency Fund 2083.33 transfers were made. . Palm tree trimming Reserve transfer +3550.00 was made, for a total Net Income of -3,300.65. Receivable collections were down in September.

General Maintenance continues to be over budget, mainly due to the wood rot and board repairs that are ongoing.

Due to the extensive siding repairs, after discussion Duane made a motion to approve a siding reserve transfer for siding repairs to operating in the amount of \$7244.80, Jake 2nd motion, all in favor.

Insurance transfer was not made this month as operating funds were down.

Receivables: #J-3 is in the hands of attorney, foreclosed, with possibility of short sale as per attorney.

Old Business

A. The Sherwin Williams Co. Representative, Gus Uebelsteadt:

Gus presented to the board and those present a package of Paint Specifications for exterior painting of buildings for 2015. Gus presented several types of paint/stain options for the different types of wood on the exterior of Sunchase. Gus noted that stain cost a little less, not as much caulking to do using stain vs paint, longevity is as good as paint. Sherwin Williams Company will provide services such as; Paint Specs match for each proposal provided, choosing the best product for the different types of wood, site visits before, during & after painting to ensure proper specs are being met.

B. Sliding Glass Door Leaks L-4 & L-8: Baughn Renovations is in the process of the repairs; during the demo they discovered some additional damage after some wood removal in the flashing for L-4, estimate for additional \$500-700 for added repairs.

C. Update- Wood-rot Repairs Updates: There continues to be wood rot reported, and repairs are being made. Currently obtaining an estimate for siding and deck repairs for L-6.

- D. **Dumpster Cement Pad/Fence for N.Side:** The City of Gulf Breeze is on board with the beatification project and will be voted by council for \$1,000.00 towards the project. Bids are in for new cement pad and fencing, waiting on bids for clearing fence line area.
 - E. **Beach Torpedo Grass:** Abe volunteered to test a section with a process called Tarponization. Steven Spencer also volunteered help Abe with that process.
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New Business:

- A. **Annual Meeting will be** Wednesday 11/19/14, Budget presented by Ray, overall 7% increase requested. Budget has a dues increase of \$10.00, due to increase mainly in Insurance, Wood Rot/Maintenance repairs. Budget will be presented at annual meeting.
- B. **Proposal for trimming at edge of Pond:**
Two bids were presented 1-from Wayne Sellers for \$500.00 and 2- Chris Bayhi for \$325.00. After discussion, Mandy made a motion to accept the bid from Chris Bayhi Landscaping, Jake 2nd, and all were in favor.
- C. **Dogs: walking area/animal rules:** There was discussion regarding the lack of residents abiding by specifically dogs rules, walking areas, picking up after dogs. Cheryl will look into dog pick up bags/cost, to be placed in dog walking area. It was discussed as to renters being notified as to where the dog walking areas are and owners/rental agencies informing new renters of the dog walking rules.

Adjournment

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

Respectfully Submitted,

Cheryl E. Kelley