

**SUNCHASE CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING**

October 21, 2015

**MINUTES**

**BOARD MEMBERS PRESENT**

Abe Singh-by teleconference  
Duane Fair  
Jake Commer  
Tim Carr  
Butch Sommermeyer-by teleconference

**OTHERS PRESENT**

Cheryl Kelley, Etheridge Property Mgmt.

**Call to Order:**

The meeting was called to order at 5:00pm.

**Approval of Minutes:** Jake made a motion to approve the minutes of the meeting on Sept 16th. Tim seconded, and the motion passed unanimously.

**September Financials:** Cheryl Kelley presented the Sept. 2015 financial report. The financial reports reflected monthly income of \$21840. & total expenses of \$16636. Reserve transfer was made. Siding wood rot repairs paid in Sept. 8850.47 Net operating income for the month of Sept -368.00

**Aged receivables,** Cheryl stated that the receivables are in good standing, Sept. 30<sup>th</sup> credit balance of 14884.91.

---

**OLD BUSINESS:**

- A. Update, wood-rot Buildings:** Nik Curtis Painting LLC has started the board approved repairs Siding /wood rot repairs paid in Sept 8850.47. Cheryl informed the board of the details of repairs made so far, Bldgs., I, F, J, C, M repairs made. Board agreed to a proposal for extensive trim work on Bldgs. Duane made motion to accept, Jake seconded, All in Favor.
- B. Exterior Building Painting:**  
The Board discussed the beginning of Exterior Painting. After discussion Phases of the Painting project will be planned as follows.  
Phase I- Buildings A, B, C & M  
Phase II- Buildings F, I, J & G  
Phase III- Buildings D, E, L & K  
Pool house  
Painting will begin the week of November 9<sup>th</sup>, notice will be sent to owners in Phase I, to clear balconies and ready garages for painting.
- C. Driveway G Building for repair estimate**  
As stated at the Board meeting in September, Tree roots have significantly raised the driveway slab in G bldg.'s driveway. Proposal from Larry Bellamy Cement Contractor submitted for \$1600.00 Jake made a motion to accept Tim seconded, all in favor.

**D. Asphalt S. Entry Repair Estimate**

Larry Bellamy Contractor has resubmitted Hot Asphalt Patch for South drive \$700.00  
Jake made motion to accept, Tim seconded, all in favor.

**NEW BUSINESS:**

**A. 2016 Budget:**

Cheryl presented the objectives for the 2016 Budget, due to the 2015 Property insurance savings of over 10,000.00; suggest increases to the maintenance budget, as those costs continue to increase yearly. The Proposed Budget will be presented at the Annual Meeting on December 3<sup>rd</sup>, to be approved by the Board at BOD meeting directly after.

**Adjournment:**

As there was no further business, the meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

Cheryl E. Kelley