

SUNCHASE CONDOMINIUM ASSOCIATION, INC.  
ANNUAL OWNER'S MEETING  
November 19, 2014  
**MINUTES**

**Board Members Present**

Jake Commer, Vice President  
Mandy Youngblood, Secretary/Treasurer  
Duane Fair  
Butch Sommermeyer

**Homeowners Present**

Tim Carr-(by teleconference)  
Jack Harlow  
Susan Davis  
Etheridge Property Mgmt.  
Ray Etheridge & Cheryl Kelley

**CALL TO ORDER**

The meeting was called to order by Jake Commer at 5:04pm. The roll was called and proxies certified. There were 7 owners present and 12 proxies on hand for a total of 19 units represented. A quorum was not established for the meeting. Owners present approved to proceed with the meeting.

**Proof of Notice:**

Ray Etheridge presented a signed affidavit (as proof of notice of the meeting) that he had sent notice of this meeting to all owners, at their last known address.

**Approval of Minutes:**

Butch Sommermeyer made a motion to approve the minutes of the owner's meeting on November 20, 2013. Mandy Youngblood seconded this motion, which passed unanimously.

**Report of Officers:**

Jake stated that he thought it has been a relatively good year. Palm Tree Trimming, Building Maintenance and Pool Repairs, Trimming of the underbrush in the pond, Wood rot repairs continue to be made, as well as the improvements to the dumpster area. The board has been working with Sherwin Williams to provide specifications for Painting of the Buildings in 2015, which will be funded through the Reserve Account.

**Announcement of Directors:**

Abe Singh, Mandy Youngblood, Jake Commer, Butch Sommermeyer, Duane Fair, Tim Carr will be the Sunchase Board of Directors for 2015.

**Unfinished Business:**

Wood Rot repairs continue to be made. Extensive repairs have been completed recently on L-4 & L8, #L-6 has balcony deck boards needing replaced as well as leaks in the siding around sliding doors, estimate for this work are being obtained at this time.

**NEW BUSINESS:**

**Budget FOR 2015:**

The proposed budget for 2015 was presented by Ray Etheridge. There is a suggested dues increase on the budget for \$10.00 per month, for a total proposed dues amount per month of \$255.00. This is due to increase in expenses such as Insurance, General & Pool Maintenance, & Landscaping.

**Vote to Waive Audit: Should the audit of the association records by a certified public accountant be waived for the next fiscal/calendar year?**

It was then discussed whether to have an audit or waive the audit of the 2014 records. Ray explained that per statute, and based on the amount of our income, we are required to have a review, which we

have had for many years. Jake Commer stated that the Board receives the accounting on a monthly basis and income & balance sheets are accessible to the board monthly. After some other discussion concerning this, Butch Sommermeyer made a motion to have a review, Duane Fair second, and the motion passed.

**ADJOURNMENT**

There was no further business, and the meeting adjourned at 6:04 p.m.

Respectfully Submitted,

Cheryl E. Kelley  
Etheridge Property Management