SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
June 13, 2011

MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
David Haney
Caroline Stinson
Jake Commer
Duane Fair
Norman McFadden

OTHERS PRESENT
Lynda Babbitt
Ray Etheridge, Property Manager

CALL TO ORDER & NOMINATION OF OFFICERS
Jim Babbitt, president, called the meeting to order at 5:00 p.m.

Jake Commer made a motion to approve the minutes of the meeting of May 9, 2011. Caroline Stinson seconded, and the motion passed unanimously.

FINANCIALS
Ray Etheridge reviewed the financial statements for May 2011. Collections for the month were $2819.00 over budget. Two units, which had been past due, both paid in May to account for this overage in collections. Late fees were also collected in the amount of $94.00. The reserve transfer and insurance transfers were made and are on schedule for the year. Other expenses were reviewed, and it was noted that the accounting fee in the amount of $900.00 was paid in May. Pool maintenance was under budget for the month by $146.00 and is $34.00 under budget for the year. General maintenance was also under budget by $457.00 and is under budget for the year. The association paid, under the reserve account, the painting of doors and that a payment had been made to the roofing company for repairs to Building L in the amount of $2450.00. This amount was taken temporarily from the operating account, and when this repair is paid in full, the total amount will be transferred from the reserve roofing account to the operating account. Cash in bank was reviewed by the board. Accounts receivable were also reviewed. As was stated before, two units which were past due were collected upon. The only other unit which is over two months past due paid two months in June.

PROPERTY UPDATE
It was stated that the wood rot repairs on the stairways have been completed. An inspection was made approximately two weeks ago, and the crew was sent back to make additional needed repairs.

The water leaks from upstairs in units K1 and K4 have both been looked at. Some rotten wood has been replaced and caulking has been done on any areas that looked suspicious. These were again inspected very closely. There was apparently one area where there was wood rot on the lower section of an upstairs unit which easily could have contributed to water entering the unit below. These will be water tested sometime this week to see if they are tight.

Jake Commer asked if the association had considered using synthetic wood for any repairs. This wood is lifetime and costs more initially but will not rot or deteriorate, which would ensure that a repeat expense would not occur in the future. It was thought that this material could be purchased from Merritt's and Sons Company. Ray will call Merritt's on Tuesday and check into this to see if using this synthetic wood for future repairs would be possible.

Again, payment has been made to the roofing company to make repairs to both the south and north ends of Building L. The roofer is scheduled to start this work on Tuesday morning.

The cleanup of the beach was again discussed. An estimate was on hand from our landscape maintenance company as well as one other contractor. The proposal from Ken Griffin (the other contractor) was in the amount of $2150.00. David Haney stated that he had equipment that could be used if the association had insurance. It is not known what the liability cost assessed for this one time usage would be. Ray will call Ken Jensen on Tuesday, then get back with David and the rest of the board to see what this would cost and if it is feasible for David to bring his equipment on site to do the cleanup on our beach.

Three proposals were on hand to trim palm trees. This had been tabled in our last meeting waiting for the seed pods to come out and to determine if palms could be trimmed this time of year to include cutting the seed pods. Ray had checked with two different landscaping companies and was told that palm trees could be trimmed almost anytime of the year and that the seed pods could be cut off without doing damage to the palm tree. The lowest of the estimates on hand was from Tri-State Tree Service to trim palms trees at the rate of $20 per tree. Jay Commer made a motion to approve trimming of the palm trees by Tri-State. Jim Babbit seconded, and the motion passed unanimously. This expense will be paid for from our reserve account.

Ray had received a called from an owner stating that repairs from hurricane Ivan in her unit were not completed. She now wants the association to make these repairs. Ray had called and left this owner a message stating he would like to see her list of repairs in writing. This had been sent, and the board reviewed the list. It appears that most of this is owner responsibility. Ray was asked to call Suzanne Blankenship, the association attorney, and have her respond to this request advising this owner what the association was responsible for and what they would do in this regard.

David Haney discussed with the board the possibility of installing a satellite dish on one end of the building which was the only place he could get reception. Ray stated that he had been contacted by a company that will install a single dish on each building and that owners who wanted this type of TV reception could use either Dish Network or Direct TV. Ray will call this company, have them look at Sunchase, and give us the proposal for the board to consider at our next board meeting.

Ray was informed that unit I-3 had parked at least one and possibly two boats at the pier overnight. Luckily, the weather was nice, and there had been no damage to the pier. However, our pier was not built for docking of boats, and Ray was asked to send a letter to this owner advising them that if this should happen again, they will be fined for this infraction of the rules at Sunchase. They will also be responsible for any damage to the pier.

The problems at our pool were again discussed. After the latest work on our gate, some kids are still finding a way to enter into the pool without a key. They are climbing over the gate, or a small child is being held up over the gate and unlocking it. It was suggested that a cover could be put over the handle inside making it less accessable to reach in this manner. This will be looked into at the earliest possible date. In addition, people are bringing large rafts into the pool. It seems G-3 is one person who violates the rules and is causing problems at our pool. Ray was asked to send this owner a letter advising them that this must stop. Also, the owner in G-3 has a dog. They are not cleaning up after it and are allowing it to run loose. This also will be addressed in the letter, and this owner will be fined for both infractions should they continue.

Caroline Stinson stated that there is a loose step on the first landing of her building, which is building H. She also stated that she has received a call from unit H-2 and that this owner has been charged for flood insurance by her mortgage company because the association had not submitted proof of flood insurance. Ray will check on this Tuesday morning and get the matter taken care of.

Ray was also informed that a pontoon boat is being docked at the pier at Sunchase. The registration number is FL6693GL. Attempts will be made to find the owner of this boat advising them they cannot dock the boat at the Sunchase Pier overnight or for any extended period of time.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:15 p.m.

Respectfully Submitted,

Ray O. Etheridge