SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
APRIL 11, 2011

MINUTES

BOARD MEMBERS PRESENT
Duane Fair
Norman McFadden
Caroline Stinson

OTHERS PRESENT
Jake Comer
Ray Etheridge, Property Manager
David Haney - Unit C-1

CALL TO ORDER & NOMINATION OF OFFICERS
Norman McFadden, vice-president, called the meeting to order at 5:00 p.m.

Norman McFadden made a motion to approve the minutes of the meeting of March 14, 2011. Caroline Stinson seconded this motion, which passed unanimously.

The Board currently has four (4) Board members and it takes three (3) of these to have a quorum for a meeting and the Board is soliciting other members of the Association to become Board members. Both David Haney and Jake Comer expressed their willingness to serve on the Board. Duane Fair made a motion that David Haney and Jake Comer be appointed to the Board of Directors. Caroline Stinson seconded and this motion which passed unanimously. David and Jake are welcome to the Board.

FINANCIALS
Ray Etheridge discussed the financial statements through March 2011. Collections for the month were $3,474.00 over budget and year to date we are $6,458.00 over budget. Much of this is in prepaid assessments that will not be collected later this year. The expenses were reviewed. The reserve transfer was made as well as the insurance transfer. Insurance was paid in March and all insurance has now been renewed. These insurance payments were in the amount of $84,791.00, plus Bond. These funds were transferred from the insurance reserve account into the operating for payment. Other expenses were reviewed and it was noted that the pool maintenance is over budget for the month, but the budget is only $136.00 over for the year. Other expenses are mostly down year-to-date. Cash in bank was reviewed as well as the Reserve account balances. The accounts receivable was discussed in detail. Overall, the receivable is in good condition with statements being sent to four (4) additional units, two (2) units, which were in arrears at the end of March, have paid in April and one (1) unit is in foreclosure through the Association's attorney. Another unit, the owner is in the military and we have not been able to reach him. Ray was asked to send him a certified letter one more time to see if he could be reached prior to taking any final actions of foreclosure on this unit.

PROPERTY UPDATE
Painting of the doors was briefly discussed. The doors are completed, except for three (3) doors that had been replaced and must be painted, in addition two (2) doors have not been painted because of waiting on the installation of the new door, if this not get done shortly then these two (2) doors will be painted. Caroline Stinson stated that the door in H-7 appeared to be a different color and this will be looked into. This door was not on the list of doors that was to be painted.

Wood rot on the stairways was discussed. There are six (6) that need repair and this has not been started, but should start within the next two weeks.

The new pool gate entry was discussed. The new gate has been installed and the gate looks great, however, Ray stated that the catch on the gate is very minimal and Locksmith Company has been asked to put a thicker strike plate or another strike plate in order to have more catch on the latch.

It was reported that the bulletin board is now complete and everyone was pleased with the appearance.

Roof repairs in building "L" were briefly discussed. No further information is available on this from the last meeting. Additional information is needed and will be brought to the meeting in May.

We have had some serious noise problems in unit M-1 and the resident in unit A-5 has been bringing a large number of visitors to the property that were not accompanied by the resident. Both of these owners and residents have been sent letters regarding these rule violations at Sunchase. It will be monitored on a weekly basis.

Currently at the pool, rules state that only two (2) visitors are allowed per unit at Sunchase. This is not in the written rules and regulations. It was discussed to add this, but there was some reservation by some Board members and it was decided to table until the next Board meeting.

It was also discussed that many people are coming up onto Sunchase property to use the pool, beach, pier and other amenities that are not invited guests. It was discussed how to best control this and Duane stated that it is sometimes best not to get into a confrontation with people not knowing how they might react, but thought that to call the police department would be the best solution. In the meantime if a Board member sees someone who is there and they believe they are trespassing they are to call the Gulf Breeze Police Department at 850-983-1191 and ask them to come out to see who the people are and if uninvited to the property they will be told to leave immediately and not to return. In addition, cars parked illegally could be towed and should be towed. This will prevent people from parking in the "No Parking" zones.

Caroline Stinson has solicited three (3) bids to trim the palm trees. However, only one has submitted an estimate. This estimate was in the amount of $3,155.00. There is currently $2800.00 in the reserve account for palm tree trimming. Ray was asked to get a bid from a contractor he works with and to bring these to the next Board of Directors meeting in May.

ADJOURNMENT
There was no further business and the meeting adjourned at 5:55 p.m.

Respectfully Submitted,

Ray O. Etheridge