SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 14, 2011

AMENDED MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Norman McFadden
Caroline Stinson
Duane Fair

OTHERS PRESENT
Butch Sommermeyer
Ray Etheridge, Property Manager
Ken Jensen (Insurance Agent)

CALL TO ORDER & NOMINATION OF OFFICERS
Jim Babbitt, president, called the meeting to order at 5:40 p.m.

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

FINANCIALS
Ray Etheridge reviewed the financial statements for February 2011. Assessments for the month were $21,415.00, which was $715.00 over budget. Late fees were also collected in the amount of $83.00. The reserve transfer was made as well as the insurance transfer. Legal expenses were incurred in the amount of $45.61, attributed to the collection of B-1 assessments. Other expenses were reviewed by the Board. The Board also reviewed the cash in the bank and it was briefly discussed that they will have more than ample funds in the insurance reserve to pay for insurance renewal later this month. The accounts receivable was discussed in detail. Two (2) units are seriously in arrears, one (1) of these the Board approved to turn over to the attorney for foreclosure. The other unit, the owner is in the military and Ray was asked to make sure that he has received "Notice of Intent to Lien" before taking any other action against this unit owner. Notices of Intent to Lien are also being sent to (5) additional units. One (1) owner who was in arrears at the end of February has now paid in full.

INSURANCE RENEWAL - KEN JENSEN
The Association's insurance is renewing on March 30, 2011 and Ken Jensen has quotes on hand for this renewal. Ken Jensen stated that Citizens has renewed the insurance with a 7% increase in values and with a rate increase in wind insurance, this combination would have increased the wind insurance from $62,000 in 2010 to $73,000 in 2011. Ken and Ray had worked together and obtained a new insurance appraisal with the approval of Jim Babbitt and the new appraisal came in lower and Ken was able to have these values reduced. The wind insurance has now dropped from $62,000 in 2010 to $55,000 in 2011. As you can see a substantial savings. Ken has also stated that he would give the Association a rebate once the flood insurance is paid from his companies commissions. Ken and Ray will meet later this month and renew all of the insurance. Ken was thanked by the Board for his hard work in reducing the Association's insurance cost for 2011.

PROPERTY UPDATE
Painting of the doors has started with one (1) person from EPM Maintenance. The doors are going kind of slow because of weather and other factors. The painter is receiving good cooperation from owners regarding leaving their doors open to let the paint dry. This is being worked on on a continuous basis and as the weather gets better, hopefully one other person can be put on site to get the doors painted before warm weather sits in.

Wood rot was also discussed and there are six (6) areas that need repairs on the stairways. This has not started, but should start within the next week to ten days.

The change of the entrance to the pool area is underway. The locks are being made and are to be installed next week. Keys will be distributed to all residents. The Board discussed the charge to owners if keys are lost or misplaced. It was decided that a replacement key will be $50.00. Owners please retrieve your keys from your renters upon move out.

Bulletin board repair is also underway. The material is ordered and again this should be completed by the end of next week.

Roof repairs on the buildings were discussed. Ray has obtained two (2) other estimates. Both of which were much lower than the previous estimate. The Board reviewed the estimates and decided they needed additional information on the estimate from Pensacola Roofing. This estimate was quite a bit lower than the first one. Ray was asked to get additional information and clarification on the Pensacola Roofing proposal before any contract is approved.

It has been discussed at previous meeting regarding the possible installation of a seawall between the Santa Rosa Yacht Club and Sunchase property. It is the feeling of the Board this would be detrimental to Sunchase and would fill additional beach at Sunchase and making it more difficult for boats coming in and more difficult to get the intended use of the pier. Butch Sommermeyer has worked on this and studies were done with the Board prior to Hurricane Ivan; Butch stated at that time that the Board had found that it would be not in Sunchase's best interest to put an additional seawall at the Yacht Club. Butch Sommermeyer said he would recognize the opinion letter from the marine engineer and offered to go to Ray's office to look for it with Ray's help with pulling the archived files.

Butch Sommermeyer also asked about the repairs or replacement of light bulbs throughout the property. Ray stated that normally the lights are repaired when he gets a phone call regarding a light being out. At one time, periodically these lights were checked, but it takes quite a bit of time to turn on the photocell, wait for the light to come on, check the building and do this on thirteen (13) buildings. Any owner seeing a light out, please call the Etheridge office immediately, talk to anyone in the office and these light bulbs will be replaced.

Butch Sommermeyer also stated that the light in the area of the pond are out and if a boat was available he would replace the lights. Ray stated that he would ask his maintenance people again if they have a small boat that they could bring on site for this purpose.

Jim Babbitt stated that he had found the water faucet at the sink on the pier running recently. It was asked that a spring-loaded faucet be installed at this sink to prevent it from being left on and running for a long period of time.

ADJOURNMENT

There was no further business and the meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Ray O. Etheridge