SUNCHASE CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

July 11, 2011

MINUTES

BOARD MEMBERS PRESENT

Jim Babbitt
Caroline Stinson
Duane Fair
David Haney
Jake Commer

OTHERS PRESENT

Lynda Babbitt
Kathy Snowden
Ray Etheridge–Association Manager
Larry Jowers–Pristine Electronics

CALL TO ORDER

Jim Babbitt, president, called the meeting to order at 5:00 p.m.

Larry Jowers spoke first regarding his proposal to install no more than two dishes on each building at Sunchase. This will allow residents to have satellite service from either Dish Network or DIRECTV. Larry stated that he would run the wire from these antennas into the units. He would need a contract with the association that he would be the cable provider. Residents would continue to pay DIRECTV or Dish Network for their service, but Larry would be responsible for all connections. He would basically have a franchise to install cable on our buildings. This would eliminate the approximately 45–50 dishes we currently have installed on our buildings. Larry gave a reference which was Golf Villas Apartments on College Parkway in Gulf Breeze. Larry answered several questions from the Board regarding installation and service, after which time he left the meeting. Ray will call the Golf Villas Apartments for a reference.

Jake Commer made a motion to approve the minutes of our June 13, 2011 meeting. Duane Fair seconded, and the motion passed unanimously.

FINANCIALS

Ray Etheridge discussed the financial statements for June 2011. Collections for the month were slow and were $3,144.00 under budget. Expenses were reviewed, and Ray pointed out that the reserve fund and insurance transfers were made and are on schedule for the year. Other expenses were reviewed, and Ray pointed out to the Board that the permit for our pool was paid in the amount of $410.00. Other expenses are in line with our budget. Cash in bank was reviewed by the Board.

Accounts Receivable has deteriorated since our last meeting, and Notices of Intent to Lien are being sent to eight additional units. Two units in the rears at the end of June have paid in July.

PROPERTY UPDATE

Ray reported on the leaks above the sliding glass doors in units K-1 and K-4. Both of these had been worked on with fairly minor wood rod repairs and caulking since our last meeting. As yet, K-1 has not leaked again. However, the leak in K-4 has continued, and the work that was done did not seem to slow the leak at all. The Board approved that EPM Maintenance would remove sheetrock from inside the unit so as to determine the source of the leak and make appropriate repairs. We will continue to call Tracy Phelps of K-1 regarding the leak in her unit.

The beach cleanup was again discussed. Jake Commer made a motion that the beach be scraped down to clean white sand 100 feet leading up to the water, that this debris be spread out in the area inland of said 100 feet, and that this area be Bush Hogged. Carline Stinson seconded this motion which passed unanimously. It was decided that Ray will get estimates from our landscaper—Wayne Sellers—and also from Greg Fowler. Jim and Ray will then decide between these bids and get the beach cleaned up as quickly as possible.

Ray reported that the palm tree trimming had been completed, and everyone was very pleased with the work that was done. Tri-State did leave some limbs on the ground for longer than was expected which resulted in slight damage to the sod adjacent to our retention pond. Ray has discussed this with Wayne Sellers, and Wayne is optimistic that the sod will grow back. If not, Tri-State will be contacted.

Jim Babbitt has been working on new signs for our entrance and proposed a design to the Board. A couple of minor changes were made, and Jim will present again at our next Board meeting.

The letter which has been received from unit M-6 regarding hurricane damage was briefly discussed. However, this is being handled by the Association's attorney, and no decision has been reached in this matter. M-6 did report that there was a leak on her range vent, and this will be inspected as quickly as possible.

Ray reported that no progress had been made regarding the pool entrance gate. The current setup allows a small child to reach through and open the gate from the outside. A cover has been suggested to go over the handle which would prevent access from outside while allowing access from inside. Ray will continue to work on this and will have a solution as quickly as possible.

Unit B-1 has a new owner with whom Ray met prior to this meeting to discuss renovations he wanted to make in the unit. The renovations appear to be extensive with the owner wanting to move drain lines, water lines, etc. Ray informed this owner that the post at the corner of the kitchen and dining room area is a support post and cannot be removed, and the owner agreed that he would not remove it. Ray was asked to send this owner a letter advising him that he could not make any renovations until approved by the Board and that this post could not be removed for any reason. This owner had asked if the Association had building plans and was informed that the building plans could be reviewed at the EPM office. Any plans for renovation should be brought to our next Board meeting for approval by the Board before any work is done in the unit.

One of our pool lights is out, and Ray had an estimate on hand from Aqua Pool & Patio for repairs. This estimate was in the amount of $762.00. Ray was asked to get a bid from Pensacola Pools for replacement of this light.

Ray had received a call from the owner of D-8 stating that lightning had struck her air conditioner condenser unit and caused major damage resulting in the need for replacement of the unit. This is covered under the Association's insurance. The owner submitted a bill in the amount of $1650.00 to the Association. Ray had checked with two different attorneys to ensure that this is the responsibility of the Association. He had also obtained an additional estimate from the company who installed the condensing units after Hurricane Ivan, but that company's estimate was greater than the amount of the invoice from the unit owner. Jake Commer made a motion to reimburse unit D-8 for the condensing unit. Caroline Stinson seconded, and the motion passed unanimously.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:20 p.m.

Respectfully Submitted,

Ray O. Etheridge