SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 20, 2013
MINUTES

BOARD MEMBERS PRESENT
Norman McFadden
Jim Babbitt
Michelle Spencer
Caroline Stinson
Duane Fair
Jake Commer
Abe Singh

OTHERS PRESENT

Charles Leddon-Unit C-1
Ray Etheridge-Association Manager

CALL TO ORDER
Jim Babbitt, President, called the meeting to order at 5:00 p.m. Jim stated that he would be unavailable for our scheduled meeting in March and he suggested that the meeting be cancelled and the board meet again in April. This was approved by the board. Jake Commer made a motion to approve the minutes of the January 16, 2013 meeting. Duane Fair second, and the motion passed unanimously.

Ray Etheridge reviewed the financial statement for January 2013. The association collected $33,044.00, which was $12,000.00 over budget. Many owners paid in advance and most of this will be decreased for the rest of the year. The expenses were also reviewed. The reserve transfer was made as well as the insurance transfer. It was noted that the lawn maintenance was paid twice in January, but had not been paid in December. This was due to the bills not being mailed from the landscaping company. The maintenance for the month was over budget again, invoices carried over from 2012. Cash in the bank was also reviewed as well as the reserve accounts. The accounts receivable was reviewed also. One unit is still in foreclosure, another unit has recently been turned over to an attorney for collection. One unit, which is seriously in arrears, is to be sold and should close within the next two weeks. One additional unit has been sent a notice of Intent to Lien.

At the last meeting, the board reviewed three estimates to make repairs to the piling support for the balconies for all buildings. An engineer inspected these pilings and had specifications and drawings of the repairs that needed to be made to these pilings. As stated the three estimates were reviewed at the last meeting but they were then tabled for consideration at this meeting. In the interim, the board had requested that Bontrager Builders Group, Inc submit a new bid based on fourteen (14) specific pilings.

This new estimate from Bontrager was reviewed and it was discussed that because of the large number of the pilings to be repairs on buildings C & H (which will require more work than other buildings), we needed to be certain that the concrete would come to the same height on all pilings so that the buildings would be uniform. Also Duane Fair asked if a permit would be required because this was a structural repair, and if required, is it in the price, as quoted from Bontrager. The board also discussed and decided that they would have straps installed on all pilings. After further discussion, Jake Commer then made a motion to accept the Bontrager Group contract with his price to include the addition of straps on all pilings, the concrete to be uniform on buildings C & H, and to find out if a permit is required, and if not in the contract, to add. Abe Singh second this motion and it passed unanimously.

The repairs replacement of the kitchen posts was again discussed. All units in downstairs and upstairs where the downstairs post had been removed had been inspected, with the exception of one. Based on the outcome of this last inspection, there are eight units where the kitchen posts will be replaced only, no other repairs will be needed, and six units where the ceiling in the lower unit has to be raised, which will also raise the floor in the upper unit. Based on what the other units had cost last year, Ray gave the board an approximate amount of what the repairs here would be. Ray will go ahead and get with the contractors and get a schedule made on repairs and get them started as soon as possible.

Ray informed the board that he had received a new billing from our windstorm insurance and the increase was not nearly as high as had been expected. After discussions with Ken Jensen, and looking at the Citizens wind mitigation reports, the board will not take any further action in this matter unless Citizens later comes back and wants to increase our premium. It was also discussed that the association's current wind mitigation reports are several years old and some lenders will not use this, which costs our owners additional money for insurance. At least one owner has gotten his own wind mitigation report to reduce his wind insurance cost. Ray had an estimate from Jack Needham, a property inspector, which was much lower than if these were done individually. After a brief discussion, Jake Commer made a motion to have Jack Needham do the inspection in all buildings, at the association's expense. These would in turn be sent to all owners, for their use. Duane Fair second this motion, which passed unanimously.

Unit A-4 has sent a request to the board to install wood laminate in their unit. This is a lower unit and wood laminate is not nearly as heavy as tile would be. After some discussion, Abe Singh made a motion to approve that wood laminate be installed in unit A-4, with the stipulation that if a noise problem arises, the owner of A-4 will put area rugs and/or take other steps to reduce noise. Jim Babbitt second, and this motion passed, with Duane Fair abstaining.

A prospective purchaser of unit I-5 has requested, from the board, that she be allowed to put a freezer in an area in her garage and would need to install a new electrical outlet for this purpose. The board approved the installation of this outlet for the freezer, however, they do require that this be done by a licensed electrician, and that it be connected to the unit I-5 power supply and not the associations power supply. Also the freezer would be locked at all times. This owner had also requested that she put a solid wall in her unit where there now is a picket gate. This request was denied by the board.

Caroline Stinson informed Ray that G-2 has installed an antenna on their balcony. This will be checked into. Also, Caroline stated that several spindles on the landings are loose and need to be checked. This will be done as soon as possible. Also, it was noted that at least two units are allowing their cats to run loose and one other unit is possibly feeding a cat. Ray will send letters to these three letting them know that cats are not allowed to run loose, and the association could put traps and catch these animals and then turn them over to animal control.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:10 P.M.

Respectfully Submitted,

Ray O. Etheridge