SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 21, 2013
MINUTES

BOARD MEMBERS PRESENT
Jim Babbitt
Caroline Stinson
Abe Singh
Duane Fair
Jake Commer

OTHERS PRESENT
Lynda Babbitt
Ray Etheridge-Association Manager

CALL TO ORDER
Jim Babbitt, President, called the meeting to order at 5:10 p.m. Duane Fair made a motion to approve the minutes of the July 23, 2013 meeting. Jake Commer second and the motion passed unanimously.

Ray Etheridge discussed the financial statements for July 2013. Collections for the month were over budget by $6,432.00, and for the year are $12,184.00 over budget. There are many credits on the receivables which will not be collected during the year. Expenses were reviewed. The reserve transfer and the insurance transfers were made, and are on schedule for the year. The general maintenance was over budget for the month by $1,976.00, all of which was a repair bill to the sliding glass doors in units K-4 and K-8. The cash in the banks was reviewed, as well as the reserve account. The accounts receivable was discussed. There were three units that are beginning to get behind and notices of intent to lien are being sent to those units. One additional lien is being placed on a unit. One unit, which had been seriously in arrears, has now paid. One unit, which had been foreclosed on by the land lease company, is being monitored by the association's attorney and it is thought that there are some funds left, after the foreclosure, which the association is seeking to recover.

The piling supports for the balconies were briefly discussed, and this project is on hold until the post installations are complete.

The post installations are approximately 2/3 (two-thirds) done and the contractor is supposed to start again early next week and will try to finish as quickly as possible. Ray stated that he would bring a detailed report of those finished and those not yet completed, at the next board meeting.

The windows repairs were discussed. A window was replaced in a unit in G building and the window company has submitted a detailed report to Ray, which has been distributed to the owners regarding the poor installation of these windows. Also, the strip which is to go in the middle of some of the windows was discussed. Ray will get back with the contractor to see if this project can be started as quickly as possible.

The possible installation of new gates to entrance was discussed. Abe Singh had prepared a letter, which would be sent to all owners, giving details, cost, and so forth of this project. As stated last month, this project would require 70% of owner approval. The changes to this letter were discussed and Ray was asked to make these changes and submit it to the Board, for approval, prior to mailing to all owners. All owners should respond to this survey, at their earliest convenience. A date to respond by will be placed in this letter.

Ray informed the Board that there are some leaks in the sliding glass doors of unit K-1. The contractor who had worked on K-4, which is no longer leaking, will look at these. This has been discussed and the plan is to take sheetrock out of the interior of the unit, use a water hose, and try to determine exactly where the leak is *prior* to any major work being done.

The water fountain and lights in the pond were discussed. Jake Commer, Abe Singh, Duane Fair, and others had placed the fountain in approximately the middle of the pond, but the lights are not coming on automatically, as they should. It is thought that there were some problems in the electrical box. Jake had earlier sent a email to Ray and the Board, outlining some of these problems. After discussion with the electrician, it was decided that the electrician would be called to come out and check the box and see if he could get the lights working properly.

The rise in the concrete driveway at unit G-1 was discussed. Jake Commer stated that in the Midwest they use a method called "mud-jacking" to raise or lower concrete slabs. Ray was asked to see if he could locate anyone in the Pensacola area with knowledge of this method. Also, Duane Fair will talk with his company and see if they are aware of this process being used in this area.

The Board had received another request from the dredging company who will be doing the work at the Santa Rosa Yacht Club. The request again was to put their fill on Sunchase property as a temporary holding space. They have stated that their main concern was safety by having to put the dredge on the property adjacent to Pensacola Beach Road. The Board discussed briefly, but had already voted on this issue, and took no action. Ray was asked to inform the company that the Board's decision at the last meeting, which was *not* to allow the dredge to be placed on Sunchase property, was their final decision.

ADJOURNMENT

There was no further business, and the meeting adjourned at 5:50 P.M.

Respectfully Submitted,

Ray O. Etheridge