SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
May 15, 2013
MINUTES

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

OTHERS PRESENT
Ray Etheridge-Association Manager

CALL TO ORDER
Jim Babbitt, President, called the meeting to order at 5:00 p.m. Duane Fair made a motion to approve the minutes of the April 17, 2013 meeting. Abe Singh second, and the motion passed unanimously.

Ray Etheridge discussed the financials through April 2013. Collections for the month were $1,520.00 under budget; however we are well over budget for the year. Late fees were collected in the amount of $162.00, interest income was $168.00, and miscellaneous of $7.50. There was also a credit on our legal fees account which is due to a collection of fees charged to an owner. The reserve transfer and insurance transfers were made and are on schedule for the year. A correction did have to be made on the expenses. The lawn maintenance was charged to the wrong account and that will be moved. (This has already been done). The Board reviewed cash in all of its accounts plus the reserve and the aged receivable. Aged receivable has one unit in foreclosure, owners present stated they thought this unit had sold and Ray will check into that. Another unit that was a couple of months in arrears has paid and one unit is in the hands of the attorney. There is a net credit on the accounts receivable of $9,930.00.

The repairs to the piling support for the balconies were discussed. This job has been finished and a final invoice received by Ray. Inspection has not been made at this time and Ray will do this later this week and call Jim Babbitt for approval to pay. Board members present thought that Bontrager Construction had done a good job.

The installation of the posts in the kitchen was also discussed. This job is going quite slow, the contractor has had problems with his employees and also entry has been a problem as well. The engineer has decided that there is an additional support needed to be placed around these kitchen cabinets and this will increase the time and cost of the job. Our contractor is to be on site Thursday working and we will make efforts to get this job moving along as quickly as possible.

Three or four owners had reported a problem with the windows in their dining room area off their balcony is separating, mostly at the bottom. This allows air and possibly moisture to come in. The declarations state the Board can require, and always has required, owners be responsible for the maintenance of the windows. The Board looked at this and discussed, and decided that because it was between two windows, was the association's responsibility to repair. Ray informed the Board that Paris Construction had been in touch with Mike Farrell, who is an owner at Sunchase, regarding the repairs to these windows. Ray has also talked to Mike Farrell regarding this. The Board instructed Ray to call Mike Farrell at Lee Screen and discuss with him and try to come up with a solution to make these repairs. It was discussed that a wider molding could be used or some type of clamp that would hold these windows together. Ray will report back at our next board meeting.

The beach cleanup was discussed. Abe stated that he had talked to various governmental agencies regarding cleanup of the beach and the association can cut the beach grasses and other items on the beach, if they need to. It was also discussed that the area for actual laying on the beach is being minimized by this growth. After some discussion, it was decided that Abe would schedule a clean-up day and post a flyer, for all units, requesting help to clean up the beach.

Abe Singh also discussed the installation of electronic gates at our entrance. Abe had estimates on hand and these were in amount from $18,848.00 to $26,000.00. The Board decided that Ray and Abe would work together to come up with a final estimate to install gates and send notice to all owners. The installation of gates at the entrance would require approval of a vast majority of the owners. It was also discussed briefly that this could probably be paid for with a one time $200.00 special assessment, if owners approve.

Ray reported that his maintenance personnel have worked on the leaks at K-4, and it appears that the leak on the south sliding glass door has been fixed. However, the one on the north side had leaked at the last rain. The Board asked Ray to make one last effort to go inside the unit and take out additional sheetrock, put a hose on the unit upstairs and see if they could find where water was coming in, and make repairs. If this fails, the only alternative is to pull the sliding glass doors completely out and check everything there and reinstall. This of course is a major job that hopefully will not be necessary.

Signs were discussed, to be installed at the entrances, which would show emergency vehicles or other visitors, where buildings are located. The main objective here is for the emergency vehicles. Jake Commer had sent Ray pictures of what was there prior to Ivan. Ray has taken theses to a sign company and has an estimate to install a sign at each entrance in the amount of $272.00. Duane Fair made a motion to approve installation of these two signs. Abe Singh second, and the motion passed unanimously.

The trimming of the palm trees was discussed. The contractor who had trimmed them two years ago was Tri-State Tree Service. The amount at that time was $3,155.00. Additional bids have been obtained. Tri-State came in at $3,300.00 this year, with another company being at $5,000.00. One other bid had been solicited but has not been received. After brief discussion, Duane Fair made a motion to approve Tri-State to trim the palm trees. Abe Singh second, and the motion passed unanimously.

Ray informed the board that the library will be using the meeting room on Wednesdays for the next two months and that our meeting had been changed from June 19, 2013 to Tuesday,
June 18, 2013. Notices will go out notifying everyone of this change in our meeting dates.

ADJOURNMENT
There was no further business, and the meeting adjourned at 6:05 P.M.

Respectfully Submitted,

Ray O. Etheridge