SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 18, 2013
MINUTES

BOARD MEMBERS PRESENT
Jake Commer
Mandy Youngblood
Caroline Stinson
Abe Singh
Duane Fair

OTHERS PRESENT
Mike Farrell
Ray Etheridge – Association Manager

CALL TO ORDER
The meeting was called to order at 5:05 pm.

Duane Fair made a motion that the officers of the Board of Directors for 2014 be:
Abe Singh, President
Jake Commer, Vice President,
Caroline Stinson, Secretary/Treasurer

Jake Commer seconded this motion, which passed by acclamation.

Abe Singh made a motion to approve the minutes of the October 16, 2013 meeting. Caroline Stinson seconded, and the motion passed unanimously.

The proposed budget for 2014 was reviewed briefly by the Board. This budget had been discussed in detail at our owners meeting. Jake Commer made a motion to approve this budget, with no changes since our owners meeting. Duane Fair seconded this motion, which passed unanimously.

Ray Etheridge discussed the financial statements for November 2013. Collections for the month were $5,157.00 under budget, but for the year, however, are $ 2,827.00 over budget. The reserve transfers were made and our insurance transfers were made as well. Both are on schedule for the year. The expenses were also reviewed briefly by the Board, as well as the cash in various bank accounts, including the reserve account. The accounts receivable was discussed briefly. Only one unit, with the exception of Unit F-4 (which was foreclosed), owes as much as two months. The unit which was foreclosed late this year is being contested by the mortgage company. Hopefully the association will receive some funds from this unit in the near future.

The board briefly discussed the piling supports for the balconies. Fourteen (14) had been repaired in 2013, but as the budget indicated, no repairs would be made in 2014, in order to payback the shortfall created in our insurance reserve account by the payment of post installation in the kitchen areas of several units. We hope to take this project up again in 2015.

The post installation was discussed. This project is now complete. Ray has received a final statement from our engineer, but is still waiting on the final bill from our contractor, Efforts are being made to get this account settled, prior to the end of the year, so we can start 2014, knowing where we are with our insurance account.

The window repairs were discussed. The Board was given a copy of the contract with ABC windows and it is hope that the association may be able to file suit against the insurance company this contractor had when the repairs were made.

Duane Fair and Jake Commer had a meeting scheduled with the attorney, and had to cancel, but will meet the first week in January. After the attorney reviews, he will give advice whether to proceed with any legal matters.

The electric gates were again discussed. After our owner's meeting, second letters were sent to 55 owners that had not responded, either for or against gates at the entrance. Of the 55, only 7 had responded, as of this date. Jake Commer made a motion to reflect in the minutes that this matter will now die because apparently, not enough owners are interested in gates for this issue to move forward. As stated several times, it will take approval by 70% of owners to install gates at the entrances. Caroline Stinson seconded, and the motion passed unanimously.

Abe Singh reported that he had talked to Ms. Alvarez art the DEP concerning the beach. She had given Abe a verbal approval to clean up the beach and certain areas can be cut, however no digging or removal of vegetation can be done at this time. Ms. Alvarez will let Abe know exactly what can be done on the beach. Jake Commer suggested Ms. Alvarez give something to Abe that we can post for owners to review.

An owner had approached Jake Commer about sending a potted plant or something to the widow of Fred Waters (Unit F-8), who has been a long time owner at Sunchase and who had served on our Board many years ago. This potted plant would be given in the name of the Association. This was approved by the Board.

ADJOURNMENT

There was no further business, and the meeting adjourned at 5:45pm.

Respectfully Submitted,

Ray O. Etheridge