SUNCHASE CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 17, 2013
MINUTES

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

OTHERS PRESENT
The residents of unit B-6
Ray Etheridge-Association Manager

CALL TO ORDER
Jim Babbitt, President, called the meeting to order at 5:00 p.m. Jake Commer made a motion to approve the minutes of the February 20, 2013 meeting. Abe Singh second, and the motion passed unanimously.

Ray Etheridge discussed the financial statements through March 2013. Collections for the month were $3,974.00 over budget, and for the year are $13,606.00. There are many credits on our receivable, which are funds that will not be collected over the course of the year. The reserve transfer and insurance transfers were made. The insurance was paid in full for the package policy, the windstorm, and the flood. The total of this insurance was $96,558.00, which was transferred from our insurance account to operating for payment. The expenses were reviewed, and Duane Fair noted that the lawn maintenance was put into grounds contract and this needs to be corrected. This will be done and sent to the board on Thursday. Cash in banks were reviewed, as well as the accounts receivable. The accounts receivable is in good shape, with one unit in arrears, collected during the month of April. Another unit is in foreclosure. One other unit was turned over to the attorneys for collection.

The piling support for the balconies was discussed. The contractor had started today, and Ray has not seen any of the work being done, but will go on site Thursday to inspect.

If progress on the permitting and restarting of the support post being installed in the kitchen of various units was also discussed. Jim Mallett is working on a scope of work to be taken to the county for permitting. Mr. Babbitt informed the Board;

On or about March 19, 2013, Pat Jackson, a RENTER, who rents Sunchase J-3 from the owners, Timothy and Teri Goldzwig, notified the Santa Rosa inspection department about the work underway to replace the posts in lower units. This was done even though the project has been thoroughly reviewed from the beginning, first by our attorneys, and then throughout the project effort by a professional engineer (structural engineer). This process has been well-documented in the Sunchase BOD minutes.

The project was shut down until the structural engineer could provide information to the inspection department. It is expected that no change in the project will be forthcoming. What IS expected is additional cost to the Association, and, of course, much delay in this long-needed project.

Abe Singh reported that Andrew Schrader had cut a path through the wetlands to the beach and had been given a citation by the Freshwater Game and Fish Commission.

This is to ensure that no one from the Sunchase Association Board of Directors either condoned or authorized Mr. Andrew Schrader's use of a motorized tiller on the beach at Sunchase. To the BOD's knowledge, no application or investigation into an environmental permit from FDEP or EPA was done by Mr. Schrader to perform such activity.

Abe also reported that he is getting new estimates to install gates at Sunchase. Two gates would be required, of course, and estimates are being obtained from Storm Fence, in this matter. Abe, again, will report back at the next board meeting.

Ray reported to the Board that we are still having leaks in K-4 and discussed the possibility of getting an outside contractor. The Board decided that the EPM maintenance men have experience in this field, and Ray was requested to go in unit K-4, take out enough sheetrock, so that the location of leaks coming into the unit could be determined. Much of the work in this regard will have to be done on the upstairs unit, and Ray was authorized to take steps necessary here to get these leaks repaired as quickly as possible.

Window maintenance was discussed. Two or three units have a moulding between the double windows, which has come loose, allowing air to come through. The Declaration allows the Board of Directors to make owners responsible for maintenance of windows, and it has been done this way in the past.

Caroline Stinson suggested that we go ahead and get estimates to trim the palm trees and Ray was asked to find out who trimmed the trees approximately two years ago. This will be done and prices and contractors brought to our next board meeting.

Caroline also suggested that signs be put up at the entrance of the property showing the location of the different building numbers within the property. Jake has a picture of those that was there prior to Hurricane Ivan, and will locate them. Ray will get these pictures from Jake and then have new signs made.

ADJOURNMENT

There was no further business, and the meeting adjourned at 6:55 P.M.

Respectfully Submitted,

Ray O. Etheridge