

**SUNNYSIDE BEACH AND TENNIS**  
**APRIL 22, 2023**  
**BOARD OF DIRECTORS MEETING MINUTES**

Meeting was called to order at 10 A.M.

In attendance: Paul Hinman, Robert Young, Brad Cole, & By Zoom: Nick Collida, Jon Cline, Mike Turner, Tony Brown.

Meeting properly posted and sent to owners.

Motion made by Robert Young to accept the January/February 2023 meeting minutes as written. Tony Brown 2nd the motion. Motion carried.

**Jon Cline treasurer report:** To mitigate risk and take advantage of some pretty high interest rates we have opened a pair of CD's. One locally at Regions bank at 4.25%. We opted in for a year out of the reserve account. Another with Ross Hansen's bank, Midfirst at 4.5% for 6/7 months for \$100,000. We wanted to ladder those so if we did need the money we could get it out without forfeiting too much interest. We are also looking into getting a CD with Community Bank on behalf of the Rental Program. Our Balance Sheet has never looked better. Cash and Reserves are growing. We are right where we thought we would be from a budget standpoint. Rental exceeded expectations by a great deal. We use the rental income to subsidize our line of operating expenses to a tune of about \$100,000 a year. We had a little hiccup in expenses first qtr with the water leak. Richard did a fantastic job mitigating that to a great degree, and we got credit for majority of loss. Things are good financially. We were conservative in the budget. Next year we will be building the reserve funding into our monthly budget, prorated over 12 months.

**Richard Richards CAM Report:** Introduced our new Rental Manager, Crystal Floyd. Upcoming events: Memorial Day Pool Party on May 28th and Independence Day Pool Party on July 3rd. A big thanks to Mike and Linda Turner for hosting these upcoming events. Our annual backflow inspection was completed. Our annual roof inspection has also been completed; a few repairs are to be made but overall good. 1st quarter property cleanup is complete. We would like to announce that we will be starting a quarterly Sunnyside newsletter. Please email: [ssbtpc@outlook.com](mailto:ssbtpc@outlook.com) with any input you might have on this project.

**Robert Young Building & Grounds Report:** We received a good bit of damage during the freeze spell. We need to address the dead palm fronds that could potentially be hazardous. We filled up a 30-yard dumpster during the quarterly clean up. The property lawn has been sprayed. The tunnel stairs have been scraped and stained; it looks very nice. Building 4 needs the siding on the drive side replaced, some stucco work and a few windows need to be replaced as well. I will be in touch with the owners of the units that need the window replacement. Brad and Robert will be getting together to formulate a plan about pressure washing the sidewalk. Robert suggests we bring in a company with the proper equipment rather than the spot cleaning that is currently happening. **Brad Cole made the motion to accelerate the palm tree trimming to May of this year with the anticipation of a light trimming or a second trimming in the fall. Mike Turner 2nd the motion. Motion passes with one objection from Jon Cline.**

**Gene McGriff Property Insurance report:** The renewal is up 30%. Gene stated we are fortunate to get the coverage at \$279,291 in relation to the age of our complex. Jon budgeted \$225,000 in anticipation of an increase. We have been offered the same quarterly payment plan as we have currently. Paul stated that we have the funds to bind it and pay it when it becomes renewable on May 25th and then we can assess the additional almost \$55,000 later in the year. Gene proposed the idea of creating a building and insurance reserve to help with the cost of future deductibles if we were to have a catastrophic event. Jon stated at our current rate of 5% it would not be necessary. If we were able to get a 20% deductible it may be something to look into.

**Jon Cline made the motion to accept the insurance policy as proposed. Nick Collida 2nd the motion. Motion passed unanimously. Jon Cline made another motion that Gene speaks with Rob about his fee structure and comes back to us with a recommendation based on that conversation. Tony Brown 2nd the motion. Motion passed unanimously.**

**Committee discussion:** Committee members are covered under directors' and officers' liability. Brad Cole and Robert Young have been made Building and Grounds officers. **Paul made the motion to formally appoint Gene McGriff as committee chair and sole committee member for our insurance policy. Tony Brown 2nd the motion. Motion passed unanimously.**

**Flag pole:** Tony will have the final number for the flagpole installation on Monday. He will send the proposal over to the board at that time. We anticipate this project to be a two- or three-day long process.

**58 Patio extension request:** Brad Cole is requesting a patio extension on the courtyard side. **Robert Young makes the motion that we allow for the 3 ft x 14 ft new addition to the patio on unit 58. Paul 2nd the motion. Brad Cole abstained from the vote. Motion passed.**

**Rules & Regulations update:** To be fully compliant with our declaration we wanted to update our rules and regulations and record as required by our documents with the county. We created an addendum that adjustments to the fees can be made as needed by the board. Fees to be referenced in the body of the agreement are the following: Storage Fees, Resort Fee, Key Replacement Fee, Air Cleaning Fee. Current rates are: long term storage fees \$100 per month for each boat or storage trailer, for short term storage fees \$25 a week. Resort Fee excluding immediate family is \$150 per stay. Key Replacement Fee is \$75. The Air Cleaning Fee of \$250 refers to cleaning after smoking in a Rental unit currently in the Rules and Regulations.

**Paul Hinman made the motion that the board adopts and records the rules and regulations as printed and reviewed with the addendum of the fee schedule as discussed. Brad Cole 2nd the motion. Motion passed unanimously.**

**Paul Hinman made a motion to adjourn the meeting. Brad Cole second the motion. Meeting adjourned.**