

## SUNNYSIDE BEACH AND TENNIS RESORT MINUTES

April 17<sup>th</sup>, 2021

Meeting was properly noticed and sent to owners. In attendance: Patt Lothar, Paul Hinman, Jon Cline, James Briscoe, Brad Cole, Greg Darden & Robert Young.

**Motion** was made by Paul Hinman to approve the minutes adding addendum, Sunnyside currently does not carry flood insurance. Robert Young second the motion. **Motion carried.**

**Treasurer:** Jon Cline stated it was a good first quarter. We are collecting \$24,000 through SBA due to COVID. Next two quarters look good as well. Treasurer reports will be online.

**B & G-** Brad Cole stated most of the items for B&G were listed in old and new business. Robert discussed interviewing 4 different plumbers for descaling of plumbing lines. We are getting information together and will share this information once available. We spoke with the plumbers about cleaning lateral and main lines to the lift station.

**CAM:** We lost Reece Payne owner of 42 and, Matt Pecks (owner of #1) mom. Panama City Beach has a new Police Chief, Drew Whitman. St Joe is building 100 bed hospital on highway 79. A doctors building is being built at Water Sound. Backway for locals driving to avoid traffic?? When finished, motorists headed into Panama City Beach on State 79 will turn onto Bay Parkway and drive all the way to the Colony Club/Holiday golf course community without traveling Back Beach Road. Doing so will let drivers bypass the busy traffic section around Pier Park. Survey person was here looking at tunnel for install water line when sidewalks are installed. There is a design in place for the sidewalks. There was discussion to have parking section available before the sidewalks are put in. We have new owners of unit #41, Mitch and Jen Barbie from St Louis, MO. Break down boxes before putting in dumpsters. **Dogs and Cats:** Do not feed the stray cats on the property. Please pick up after your dogs. There is a fine for not picking up.

**Insurance:** We continue to face several headwinds due to the current state of the insurance marketplace. We must wait 30 days from renewal before we can start working on premiums. We are projecting 12% to 15% increase over last year. We paid around \$146,000 premium last year. More companies have pulled out of the market in Florida. There was discussion on looking at other means of insuring like self- insuring.

### **Old Business:**

**ROOFS:** Tammi stated we are currently doing repairs as needed for roof leaks. Nations Roofing came out and performed a detailed report of the roofs. Patt stated the issue is getting people out to give us a report and do repairs. There was discussion. Robert Young stated the parfit walls need to be looked at along with looking at the high windows. It was decided to repair the roof leaks as reported or needed. Building and Grounds suggested taking a building at a time and repairing from top to bottom making repairs.

**Unit 57 mini split:** James Duren was present and stated he had Adkins coming to correct the installation of the mini split on the 28<sup>th</sup> of April. Patt stated we would hold off on any legal action at this time.

**Pool/Tennis Court Gate Locks:** Tammi stated we decided not to go with a keyless pin pad at the pool and tennis court due to the cost of installation. **Motion** was made by Jon Cline to amend his previous motion with the gate closure mechanism being checked on a regular basis for proper working order. James Briscoe 2<sup>nd</sup> the motion. **Motion carried**

**Motion** made by Robert Young to install a manual pin pad at the tennis court. Jon Cline 2<sup>nd</sup> the motion. **Motion carried.**

**Guidelines for Boats, Trailers, Motor Homes, golf carts, etc.:** Patt stated due to the legal ruling from the attorney we could not resolve the use of the common element being used for storage. His legal recommendation due to our liability. He also stated there were no other properties allowing storage on the beach. Legal recommendation is not to allow any long-term parking or storage due to liability issues. There was discussion. Patt did thank the owners who cleaned up the boat yard area. Jon Cline recommended Greg Darden should excuse himself from any decisions involving storage of boats, RVs, trailers, etc. due to his personal involvement.

**Motion** made by Robert Young to go with the legal recommendation. James Briscoe 2<sup>nd</sup> the motion. After discussion Robert rescinded his motion.

#### **New Business:**

**Painting of Tunnel stairs:** We have a proposal of \$875 to paint the stairs at the tunnel including the paint. This project does not need approval from the board. We will move forward with this project.

**Audit:** We did not vote on waiving the audit last year. There was discussion. We will put this on the proxy for a vote at the owner's meeting. **Motion** made by Jon Cline to bid out accounting/audit. Greg 2<sup>nd</sup> the motion. Motion carried.

**Patio and sidewalk repair:** B&G will look at the areas needing repaired and make the necessary repairs, as necessary.

**Status of donations and work on signs:** Robert Young stated we went with the original proposal for the signs. The lettering is aluminum and painted white done by Shadow Signs. The signs are being done through donations only. We had one owner making a generous donation. Association money is not being used. We have collected \$10,125 in donations. We will have approximately \$1400 left after the lettering is installed for landscaping and shrubbery. Everyone's donation is greatly appreciated.

**Motion** made to adjourn by James Briscoe. Motion 2<sup>nd</sup> by Brad Cole. Meeting adjourned at 12:00 pm.

Minutes prepared by Tammi Link- CAM