



## **BOARD OF DIRECTORS' MEETING MINUTES 4-25-26**

**Meeting** was called to order at 10 A.M. Meeting properly noticed and sent to owners.

**In attendance:** Paul Hinman, Nick Collida, Jon Cline, Tony Brown, James Briscoe, Jane Johnston, and Robert Young.

Nick Collida made the **motion** to accept the minutes as written. James Briscoe **2<sup>nd</sup>** the motion. **Motion** passed unanimously.

### **Report of Officers & Committees:**

**Presidents Report-** Paul Hinman gave the presidents report.

PERKO declined after owner survey results. We did a thorough survey, received good responses from everybody. Paul stated we try to be transparent with not only the ownership, but with potential buyers as well.

**Insurance:** Rob Tallent gave the insurance report. He stated, He is excited about this year's renewal. Rob presented a couple options to the board. The renewal date for our policy is 5-25, the board will have further discussion before binding a policy.

### **Financial Report-**

Jon Cline gave the financial report. As mentioned in each set of board minutes. Sunnyside Association dues income is derived primarily from monthly dues. We also have some seasonal income from resort fees. Income is primarily generated 1/12th per month. We do ingest some seasonal income from our wholly owned subsidiary (Rental Association) in late May through July. It is imperative therefore that we balance spending versus revenue stream. Not all expenses are paid on a monthly basis. Palm Tree trimming, beach security, sewer are not for example and those are substantial dollars. Overall, we continue to be fiscally responsible in terms of funding for future expenses via reserve funding while also balancing that frugality against properly maintaining our infrastructure. In Q1 – we paid for the remaining amounts due for the beach side fence, refurbished building 10, and replaced a 25-year-old golf cart. All of this is feasible due to our continued financial diligence to fund reserves. Our balance sheet continues to be strong and very liquid. You can see in the P&L summary we spent more than we anticipated – primarily due to the payment timing on the beach side fencing project. Association spending was very well managed to correspond with the budget.

### **Building & Grounds-**

Robert Young gave the building and grounds report. Since the last board meeting, we've predominantly been working on building number 10. We ran into problems on unit number 74, with the 3 vertical windows. They had to rebuild the frame due to rot. The contractor did a very nice job on building 10. We've had to replace the door down in the tunnel, as well as put a new door in the pool house.

**Unit 49 patio**, the owner of unit 49 has mentioned concerns about his patio on the drive side holding water. Robert made the **motion** to replace the baseboard at unit 49 drive-side with hardy baseboard and seal it and monitor it. James Briscoe **2nd** motion. Richard conducted a roll-call vote. **Motion** passed unanimously.

**Unit 55/56** The water supply for unit number 55 and 56 spickets on courtyard side comes through unit 56 water pipes. Paul stated, we should table the discussion and contact Brandon to get his opinion on the association's responsibility involving community water. Richard/Lloyd will be conducting a check of all 74 units to see which units have spicket issues on courtyard side.

**The old fence on the North side of the road.** A new fence would create balance, and a clear connection to Sunnyside beach side fence. Marietta Fence Company quoted \$20,609.

Robert Young made a **motion** that we promptly purchase fence for the North side of the road, from Marietta fence company, with the cost to be paid for through an assessment from owners. Nick Collida **2nd** the motion. Richard conducted a roll call vote. 5-Yes,2-No: Paul Hinman-Yes, Nick Collida-Yes, Jon Cline-No, Jane Johnston-No, Tony Brown-Yes, Robert Young-Yes, **motion** passes.

**CAM Report:** Richard Richard's gave the CAM report. Sunnyside Security- we will have an off-duty Bay County Sheriff's officer at the beach this peak season. A reminder to everyone, now the season's coming up, have your guests register at the office. Guests & renters will have Sunnyside armbands again this peak season. Palm tree trimming for the property will occur the week of May 18th. Over half of all owners are on ACH now, would like to encourage everyone to enroll.

**Rental Report:** Crystal Floyd gave the rental report. Crystal started by welcoming unit number six to the rental program. She stated that the rental program has received new linens for the 2026 season. Q1 2026 is up over prior year. Crystal is available in the office to address any questions about the rental program. **Rental Committee:** Tony Brown will be hosting a "meet n greet" in the month of May.

#### **New Business:**

**Creation of Assistant Treasurer Officer Position:** Paul Hinman made a **motion** that we create an assistant treasurer's position, to be held open and appointed at later date. Tony Brown **2nd** the motion. Richard Richards conducted a roll call vote. **Motion** passed unanimously.

Robert Young made the **Motion** to adjourn. James Briscoe **2nd** the motion. Meeting adjourned at 12:04 P.M.