

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

January 30th, 2020

BOARD OF DIRECTORS TELEPHONE CONFERENCE CALL

In attendance are Patt Lothar, Greg Darden, Jon Cline, Paul Hinman, Brad Cole & James Briscoe, Lori Peck

Meeting was properly sent to owners and posted as per by-laws and statutory requirements. Meeting called to order at 5:00 PM CST.

Refurbishment of Buildings 1 and 2:

Greg presented a report from the different bidders. Total estimated cost \$146,325. \$108,000 was budgeted which is \$42,000 higher than was budgeted. Jon stated this would wipe out the reserve fund. If we don't do the buildings, it will put us behind as far as buildings repairs. It was suggested to do an assessment for the balance of what was budgeted and what the cost will be. Motion made by Jon Cline to approve contract by Nove & Glosky with financing being done by borrowing from other reserve components and paying back reserves. James 2nd motion. Motion carried.

Terminix Contract: Greg presented Terminix agreement. Pay \$5200 up front and pay balance by making payments of \$488.58 per month for 48 months to begin approximately 45 days after treatment. Bonds cover each building and clubhouse in the amount of \$300,000 if live termites are found and are listed as covered treatment will be paid for. New program will cover a wider range including Formosa termites. Motion made by Jon Cline to go forward with the treatment with a \$5200 up front cost and \$488.00 monthly for 48 months with an option to pay early to save interest. Brad Cole 2nd the motion. Motion carried.

Reserves: Jon recommended we have discussion on how we handle reserves and what we put in reserves. Patt stated there will be a workshop on Saturday, February 22nd to discuss reserves.

Landscaping request from Unit #26: Motion made by Jon Cline to allow Ed & Judy Davis to replace a bush with another palm like plant. Brad Cole 2nd the motion. Motion carried.

Brad made motion to adjourn Jon 2nd.

Meeting adjourned at 6:30 pm CST.

Minutes prepared by Tammi Link- Community Association Manager