

SUNNYSIDE BEACH & TENNIS RESORT
April 20th, 2024
BOARD OF DIRECTORS MEETING MINUTES

Meeting was called to order at 10 A.M. In attendance: Paul Hinman, Nick Collida, Jon Cline, Tony Brown (via Zoom), Robert Young, Brad Cole and Ronny Landrum.
Meeting properly noticed and sent to owners.

Brad Cole made the **motion** to accept the January minutes as written without being read aloud. Robert Young 2nd the motion. Motion passed unanimously.

Insurance Report: Rob Tallent gave the insurance report.

Rob was able to secure a much lower rate than projected. Our new premium is \$282,975. The 2023 Premium was \$279,291. All coverage remains the same as stated in the 2023 policy. There will not be additional insurance assessment to owners in 2024.

Jon Cline made the **motion** to accept Rob Tallent's recommendation to stay with Frontline in our 24/25 insurance coverage at the premium quoted. With the exception we want the ability to do due diligence on possibly going with a lower deductible, and to leave surplus funds in the insurance account to put towards next year's premium. Nick Collida 2nd the motion. Motion passed unanimously.

Brad Cole made the **motion** to leave surplus funds in the insurance account, earning interest, to put towards next year's premium. Jon Cline 2nd the motion. Motion passed unanimously.

Presidents Report: Paul Hinman gave the Presidents report. Following our January Board Meeting our Capex Committee was formed, chaired by Warren McPhillips. Our contract with our cable and internet service provider expires this year. We received proposals from several providers and narrowed it down to three: FireDog, Enco, and Hotwire. Paul and several board members interviewed these three providers over the last two days. Each board member offered their impressions of these providers. Paul will review the service agreements submitted by each provider.

Financial Report: Jon Cline gave the financial report. When we budget, 30% of our operating income comes from our rental program effectively all in June and July. We had a great first quarter. The balance sheet continues to be in fantastic shape. Expenses and cash flow were well controlled. Rental Financial: We budgeted a loss for Q1 but came in with a little positive. When you look at the balance sheet for rental about half of the cash in the account is our advanced deposits. As we realize the income then it becomes available cash. It is the best our balance sheet has been and it continues to get better.

Cam Report: Richard gave the Cam Report.

- Our March 31st insurance assessment due date has passed. The reminder invoice has been sent. No one is over 90 days.
- Annual back flow inspection is complete.
- The county sidewalk project on Front Beach Road is done.

- Unit 9 submitted a drawing proposal of their patio, discussion deferred to buildings & ground's report.
- Sunnyside will be rolling out "security armband" program for all rental guests this peak season. Owners and their families will not be required to wear armbands.
- Upcoming events: Memorial Day Pool Party May 26th. Independence Day Pool Party on July 3rd.

Building and Grounds Report: Robert Young gave the building and grounds report.

Repair/work on Building #3 is the focus. The ends of the building have already been replaced with Hardie board. The biggest issue is the fascia boards. Nick Collida made the **motion** that we waive the policy to get three competitive bids for this work and accept the bids we have received on Building #3. Jon Cline 2nd the motion. Richard performs a roll call vote: Paul Hinman-Yes, Nick Collida- Yes, Jon Cline- Yes, Tony Brown- Yes, Robert Young- Yes, Brad Cole-Yes, Ronny Landrum-No.

The estimate for the palm tree trimming is \$15,596, the trees will be trimmed to the specs as last year. Brad Cole made the **motion** that we waive the policy for three competitive bids for this work and approve the proposal from Save A Tree to have the palm trees trimmed and the cutting to take place before Memorial Day. If any additional trimming is required, it will be paid for by a special assessment. Nick Collida 2nd the motion. Motion passed unanimously.

The Brown's in unit #9 submitted a drawing requesting to remove their patio on ~~and~~ the courtyard side and rebuild it with a slight extension. Jon Cline made the **motion** to accept the proposal as submitted and asked that the Browns work out the construction details with building and grounds. Ronny Landrum 2nd the motion. Motion passed unanimously.

Richard has gathered quotes on performing a roof inspection. Building and Grounds recommended deferring roof inspection to a later date.

Capex Committee Report: Warren McPhillips- members of the committee are: Linda Turner unit 35, Pat Docter unit 28, and Keith Miller unit 64. Capex committee report separate attachment. Focus items presented:

- **Courtyard Pathway Lights**
 - Jon stated we have money for this in the reserve budget. We will move forward with this project.
- **New/Repair Fence**
 - Building & Grounds will investigate fence options.
- **Clubhouse/Pool Bathroom Renovation**
 - Tony Brown will get with Warren and Bob Klemen and have his designer visit Sunnyside to review current conditions and to prepare a drawing. to provide a sketch. Paul stated we need to consider other potential modifications needed in the clubhouse, and plan accordingly.

- **Beach Ramp**
 - Board stated that the new sidewalk and drainage system has created runoff that is eroding our pathway to the beach. This issue needs to get resolved before we move forward with the ramp project. This issue needs to be resolved before advancing this project. The Board & management will contact the county engineer from the sidewalk project to try to resolve this issue.
- **Driveway resealing and striping**
 - Paul would like to get a quote on just striping. Jon stated there is a reserve component for striping and resurfacing. Buildings and Grounds noted asphalt repairs should be done before moving forward with this project.
- **Sports Court**
 - Suggested adding outdoor furniture/picnic tables. We had owners volunteer to purchase the picnic tables.
- **Pickle Ball striping of Tennis Court(s)**
 - Management will gather previous quotes we have had for resurfacing the Tennis court and Shuffle board court to try to get this project moving forward.
- **New/additional/modified irrigation**
 - Jon suggests we set this up as a reserve component and fund it over 3 to 5 years.

Jon made the motion to adjourn the meeting. Robert Young 2nd the motion. Motion passed unanimously. Meeting adjourned.