



BOARD OF DIRECTORS MEETING MINUTES OCTOBER 25th, 2025

Meeting: was called to order at 1:30 P.M.

Attendance: Paul Hinman, Nick Collida, Tony Brown, Brad Cole, Ronny Landrum and Robert Young. Absent: Jon Cline

Meeting properly noticed and sent to owners.

Brad Cole made the motion that we accept the minutes as stated without reading aloud. Robert Young 2nd the motion. Motion passed unanimously.

Report of Officers & Committees:

All Report of Officers & Committees were deferred to the Owner's meeting.

Old business:

Security- Paul Hinman stated, we are looking at multiple facets. What can we do to get a better class of renter? How do we keep people who are not renters here off our beach and out of our pool? We are looking at revising and updating our rental program rules. We would like to make sure this is fully developed and in place well in advance of the next rental season.

If a rental is through the Sunnyside Rental Association that is a contract with our Association. If they break the rules and behave outside the guidelines that we expect we can evict them. For those who rent outside our rental program. We do not have that private contract with them, Our only recourse would be through that owner.

Robert Young has gathered proposals for improved fencing and gates. On the beachside a 6 ft, heavy-duty, commercial grade, powder coated aluminum, picket fence. The same material 5 ft fence would enclose the pool. We are still in the process of finding someone who can handle our access control, which can be reasonably updated. We believe that the fencing can be paid for with existing reserves. We do not believe it would require a special assessment.

New Business:

Beach Ramp- Paul Hinman stated, we are in the due diligence stage. The board had an engineer submit a rendering to the Florida Department of Environmental Protection, which would be the most rigorous review for us to get a permit. Without making a firm commitment the FL DEP believes that layout is permit-able. About \$20,000 worth of design is needed before we can submit for a permit. The estimated cost for this project is about \$260,000, which would require an assessment. Burg Law Firm advised us that this project is not a change to the common element, it is an addition, so it does not require a super majority. The board would like 50% +1 to approve the project to move forward.

Robert Young made the motion to adjourn. Brad Cole 2nd the motion. Motion passed unanimously. Meeting adjourned at 1:27 P.M.