

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

BOARD OF DIRECTORS MEETING

DECEMBER 3RD, 2020

Meeting was called to order at 4:00 PM CST. Meeting was properly posted and sent to owners. In attendance were Patt Lother, Paul Hinman, Jon Cline, James Briscoe, Greg Darden, and Robert Young. Brad Cole was not in attendance.

Dry wood Termites:

Patt started the discussion on unit 56 dry wood termites explaining the termites were found in the unit. This was the same unit where the termites were found over 10 years ago with the previous owner. We had 3 pest control companies inspect the unit. All but one company found the termites. We had the units checked on either side of 56 and found no evidence of the termites at this time. There was discussion on who pays for the treatment. Robert Young explained the cost of tenting the entire building would cost \$40,000 with no real guarantee. He suggested we treat unit 56 and inspect after 3 to 6 months.

Motion was made by Robert Young to spot treat unit 56 at a cost of \$1,000 and to also include replacing the door jam and window frame in master bedroom. James Briscoe 2nd the motion. Motion accepted and passed.

Budget:

Jon Cline spoke of changing the way we pay reserve components. He suggested Painting & Buildings be one component and be put on a 6-year rotational. He stated the rental commission budget was decreased to \$65,000, rather than \$80,000. We are hoping for more rentals in 2021.

Motion made by Jon Cline to change the reserve calculation of building and grounds useful remaining life to a static 6 years and that we review the cost items on an annual basis to determine the components costs.

Robert Young 2nd the motion. Motion accepted and passed.

Motion made by Robert Young to approve the proposed budget as written. James Briscoe 2nd the motion. Motion accepted and passed.

There was discussion regarding the insurance assessment. Gene McGriff stated due to the storms and inflation cost our wind/hurricane insurance will go up from the \$130,000 we paid this year to approximately \$172,000 for 2021.

Motion was made by Gene McGriff to have the insurance assessment paid over a 4-month period beginning in January. James Briscoe 2nd the motion. Motion accepted and passed. Meeting adjourned at 5:30 PM.

Minutes prepared by Tammi Link- Community Association Manager