**SUNNYSIDE BEACH AND TENNIS**

**JANUARY 21, 2023**

**BOARD OF DIRECTORS MEETING MINUTES**

Meeting properly noticed and sent to owners.  
Meeting was called to order at 10am. In attendance: Paul Hinman, Nick Collida, Jon Cline, Tony Brown- via zoom, Robert Young, Brad Cole, and Mike Turner- via zoom.

Motion was made by Brad Cole to dispense of the reading and accept October 22, 2022 meeting minutes as written. Robert Young 2nd the motion. Motion carried.

Jon Cline gave the treasurer’s report. He reviewed year end financials for 2022. The association spends roughly $400,000 a year: $300,000 comes from the association’s monthly dues and $100,000 from the rental program, primarily generated in June and July. A leak in front of unit 13 has caused a cash issue to the tune of $10,000. The leak has been repaired. We will be seeking an abatement or a payment plan for this matter. We have increased cash by 64% from the prior year. The $225,000 we budgeted for insurance may not be enough. There has been a significant increase in insurance rates. The actual budget for this year talking monthly dues and funding reserves is to the dollar the same as the prior year. Treasurer reports are included with the minutes.

CAM Report: Richard Richards introduction on being back at Sunnyside as CAM manager. Stated that Assessments for Insurance & Reserve invoices all went out at the beginning of the month.  Discussed the search for a Rental Manager is still ongoing.  Scheduled interviews will begin again next week. March is goal.

Insurance report: Gene McGriff gave the insurance report. Acentria will be doing their reinsurance contracts , and until that is done we will not know what the cost will be to insure the complex. This is a tough market: he has seen increases from 30% to 300%. The insurance renews in May and it is usually last minute when find out the premium. Even though our property is older being nearly claim free will help when they come back to reassess.

Building & grounds: Robert Young gave the building a grounds report. The pool work is complete. It came in about $5000 under budget. We had zero reports of pipes freezing due to the cold snap. The hole remains open at unit 13 for Culligan well service to put in an isolation valve. This will help us in the future to determine if we have leaks and prevent us from having to shut down the whole property in lieu of repairs. Robert Young stated he anticipates an increase in dump fees associated with palm tree trimming.

Old Business: No old business to be discussed at this time.

New Business: Jon stated he would like to transfer $1161.09 donations from operating account to the signage reserve component. Paul Hinman made a motion to move excess signage donation money to the reserve account earmarked for signage to be used for landscaping. Nick 2nd the motion. Motion carried unanimously. No owners over 90 days right now. Nick & Paul will be working on updating our rules and regs to get them current.

Motion made by Robert Young to adjourn the meeting. 2nd by Brad Cole. Meeting adjourned at (11:05 am).