

Sunnyside Beach and Tennis Resort

Board of Directors Meeting

January 16th, 2021

Meeting was called to order by way of ZOOM at 10:00 am CST. Meeting was properly posted and sent to all owners. In attendance were Patt Lother, Paul Hinman, Jon Cline, James Briscoe, Brad Cole, Greg Darden, and Robert Young.

Old Business:

Insurance Committee Report: Our agent Rob Tallent was on the call and gave the following report.

We are hopeful for a better insurance renewal in 2021. We had a very historic hurricane season in 2020. We are looking at higher premiums & less competition. We are packaging all associations together hoping this will help us to get better rates instead of just shopping for one association. Being built in 1974 along with a frame complex makes us have a challenge. I will be working with Tammi to detail all the updates to Sunnyside. Insurance companies do not see the updates with being an older property.

Treasurer Report: Balance sheet does not look great being as we are down \$100,000 cash from last year. Due to lack of revenue rental is crucial. We made \$87,000 net last year in rental commission verses this year we made \$47,000 net. We had a \$47,000 loss in rental. If interested, we can have a call and go over line items. Jon gave his phone number of 817-239-3622 for any questions owner's may have. We did increase dues this year. We will have to watch spending in 2021. We moved \$15000 to operating from rental. The only overhead is Kara's salary. We will allocate some of Tammi and Lloyds salary expense and some of the office expense into rental. We will ask accountant if we are required to do an audit again as we have in the past. Greg will get exert from state docs if we are required to do an audit. If the association wishes not to perform a 3-year audit it would require a vote of the owners. If we did an audit the cost would be around \$7500. There was discussion regarding reserves. Incidental vs non-incidentals for roof repairs, James stated our attorney stated if the repair extended the life of the roofs you could use reserves for payment. It was decided to have a workshop to discuss reserves. Treasurer reports are attached.

CAM Report: 2020 was a far-from-normal year in politics. COVID-19 spreads across the globe-causing many deaths. DeSantis issues statewide stay-at-home order to curb coronavirus. Loved ones have passed, our prayers go out to these families. We have found ways to keep busy due to not having snowbirds this year. We have done a lot of organization. We have painted the playset, the clubhouse and other items. We are currently doing a quarterly newsletter. If anyone has a favorite recipe, quote or idea for the newsletter let the office know. We have replaced the floor drain covers in the clubhouse bathrooms due to being a hazard. Work orders income for 2020 was \$8696, expense was \$6724. Kara has done a wonderful job at getting us onboard with the new software and the transition from Escapia to CIIRUS. She has put a lot work into getting us up and going. CIIRUS told her they were incredibly happy to work with someone with the experience she had in computers. Our Beach Service company Light me Up is offering a seasonal 2 chairs/Umbrella (the chairs would be the fold-out type). The cost would be \$850.00 for the season. The dates would be from March 1st – November 31st, 2021. We have started using a Maintenance App for work orders and common element areas. The app is working well, and Lloyd likes using the app. It gives us better capabilities to monitor expenses. Lloyds work anniversary

is January 16th (12 years of loyalty). Please pick up after your pets and do not feed stray cats on the property. Jon stated staff has done a good job scrambling to get the rentals we have had during this COVID time.

ROOFS: Patt discussed the list of roof leaks, and the repairs that are being made on an individual basis. Tammi stated contractor Tom Fuller inspected roof leaks. He reported between the clerestory windows and shingles where they meet there is puddling. He is suggesting putting a metal strip between the clerestory windows and the shingles. I have tried to get different vendors to do the roof repairs. Jon stated we need to look at the legal aspect and state rules. There was discussion on this subject. Greg believes we need to clarify in the declaration to protect the association and the owner. A spread sheet will be given to the board for review before meetings.

Committee assignments- It was agreed to continue having Gene McGriff as our insurance committee.

Building & Grounds: Motion was made by Robert Young to have Brad Cole be B&G chairman and Robert will support Brad. Motion 2nd by James Briscoe. There was discussion. Motion passed unanimously.

Hospitality: Patt agreed to talk with Linda Turner to chair both owners and rental hospitality.

Unit 57 mini-split- It was agreed to write a letter to the owner giving him 30 days to comply or the association will remove and return the exterior property to original condition. There was discussion. The board has created the correct installation for the mini-split and this has been put in the declaration. Greg suggested we inspect the existing mini splits to make sure they comply. It was agreed to have B&G check the current mini splits installed.

Dry-wood Termites: Unit has been treated and checked 3 times so far. The master bedroom window, door frame and bannister will be replaced. We will then check again for any dry-wood termites. The owner has agreed to replace the window in the bedroom. Greg stated this unit had a previous problem with termites, if we open the declaration should we include statement language that the owner would be responsible for damage caused by the owner inside the unit. There was discussion regarding the window replacements. Robert Young made a motion to have the windows ordered through the office and upcharge the owners. There was discussion. Robert re-scended his motion. It was agreed to have the owner pay for the window in advance and would inform contractor Bob Klemen of this. Building and grounds will be inspecting windows on property.

Plumbing/Sewer problems- Patt stated there were some issues with plumbing. The plumbers stated we should not use Charmin toilet paper. Only septic tank toilet paper should be used. There was discussion as to checking the lines more thoroughly with a camera to make sure of what the problem is. We have cast iron pipes which have shrunk over the years. There was more discussion. It was agreed to continue with our spread sheet keeping track of the repairs being done and check lines on an individual basis as needed.

New Business:

Corporate Resolution for check signing: **Motion was made by Paul Hinman to add Jeff Rozhon as a check signer. Robert Young 2nd the motion. Motion carried.**

Guidelines for Boats, trailers, motor homes, golf carts, etc.: Currently there are boats, trailers, etc. parked in common element areas by the maintenance shop and on the west side area across from building 4. Owners do not have approval and cannot legally park in these areas. There was discussion regarding charging owners to park in these areas. Legal counsel stated the board can decide if these items can be parked in these areas without changing the declaration. It was decided to do a survey of the ownership to see if they wanted to allow these items to be parked in these areas or not. Greg stated he will send documents to the office regarding some changes we can do to make these areas for storing items have a cleaner look. **Paul Hinman made the motion:** People having items stored in areas by the shop and on the west side of the property remove items within 60 days of notice to the owner during which time we will send a survey to the ownership to decide if long term/short term storage should be allowed and establish rules and regulations. **Jon Cline 2nd the motion. Motion carried.**

Declaration:

Patt stated she wanted to know the opinion of the board if they wanted to change the declaration or leave alone at this time. It was agreed at this time due to cost we would leave alone and add to rules and regulations.

Robert Young made the motion to adjourn meeting. James Briscoe 2nd the motion. Meeting adjourned at 1:30.

Minutes prepared by Tammi Link- CAM