



Sunnyside Beach and Tennis Resort

2240 Front Beach Road
Panama City Beach, Florida 32413
Office 850-234-3385
E-mail: sbtpc@outlook.com
www.sunnysidebeachcondo.com

NOTICE OF BOARD OF DIRECTORS MEETING

DATE: January 22nd, 2022

TIME: 10:00 AM CST

PLACE: Clubhouse/Video

- AGENDA
- Roll Call
- Proof of Notice
- Meeting called to order
- Approve Minutes October BOD
- Committee Reports:
 - Treasurer's Report
 - CAM Report
 - Insurance (Gene McGriff & Rob Tallent)
 - Buildings & Grounds
 - Refurbishment for Buildings 1 & 2-Discussion -Vote on Contractor
 - No Trespassing signs
 - Roof repair options
 - Hydro Scout update
- Old Business
 - Parking-Discussion
 - Dry Wood Termites unit 56
- New Business
 - Landscaping Contract Expires 4/2022
 - Vote on Pool Contractor
 - 56 Patio Extension

Adjournment

Posting: This notice posted on the community property and sent to owners in accordance with the bylaws and statutory requirements. 1-7-2022

Sunnyside Beach and Tennis Club

January 22, 2022 Board of Directors Meeting Minutes

Meeting was called to order at 10:00 am. In attendance Paul Hinman, James Briscoe, Jon Cline, Patt Lother, Brad Cole, Mike Turner and Robert Young.

Meeting properly posted and sent to owners.

Insurance Report: Gene McGriff stated a summary was sent to owners. Rob sent a condominium shield summary sheet. Insurance appraisal report will be an increase in value plus an increase in premium. Could be looking at 50 to 70% increase. Rob Tallent stated we will be getting an updated appraisal soon. Some increasing 20% to 50%. This does not include land cost. We go by re-build cost. 460 billion losses in insurance cost in the past few years. Insurance companies are leaving the marketplace. ICAT is stepping back. AMRISK may step back also. Last year we had an increase of 12%. We are still in a wait and see mode. There was discussion. Sunnyside Frame style structure is not as high as other properties due to not having any major claims. We are currently insured for twelve million 701 thousand. Deductible 5% per building approximately \$600,000 deductible. IP Risk services will be performing our insurance appraisal in the next 30 days at a cost of \$995. We currently do not carry flood insurance. Personal insurance is expected to go up around 20%.

Patt Lother made the motion to accept the minutes as written. Mike Turner 2nd the motion. Motion carried.

Jon Cline gave the treasurer report. Sunnyside received \$24,000 in free money from the PPP program. This money is currently sitting in the rental account. This money to be used for payroll purposes. The loan has been forgiven. Year ends are done. Rental is quite positive. Pool supplies through the roof, and we had a well pump go out. Reserves, roofs went from \$500,000 to a million. We added the clubhouse at \$100,000 in the next 5 years. Budget \$150,000 with \$15,000 left over from last year. If the insurance goes up over \$165,000, we will need to do an assessment. Treasure reports are included with the minutes.

CAM report-Tammi Link stated we had four owners pass away since the owners meeting. Geri Davis, Lucius Morton, Mike Kent, and Emily Payne. We had a rough beginning to 2021-COVID hit Sunnyside with Kara testing positive and ending up in the hospital. Lloyd and I quarantine at home and tested negative. We had an awesome summer season. In August Lloyd injured his shoulder and was on work comp for 2 months. Lloyd has made a full recovery as of 11/29/2021. I attended a meeting on the progress of the sidewalk project. The project is expected to be completed to Kelly Street by spring, which has already started. The plan is to start again from Kelly Street to the end of Front Beach Road. Bay County will also be working on the drainage problem we have at our entrance and at Southfields. The work will not totally take care of the drainage issue but should improve. The Terrace Restaurant has closed as the owners have retired. Hang Five has also closed. St Joe is building a 110 Acre site including a shopping center, grocery store, doctor's offices, etc. at the corner of 388 and hwy 79. We are changing phone service from WOW to Claritel-Firedog which will save Sunnyside an estimated \$100 per month. Work order income for 2021 was \$14,360, expense was \$9725. I have included five work orders for review. Gulf power has changed to Florida Power and Light as of this month. Kara and myself will be off on Friday, January 28th for Kara and my son's wedding in Dothan, AL.

Building & Grounds: Robert Young stated we should begin work at building two with stucco repair the second week of February. Robert stated the total cost of \$90,000 for building two to be completed. Robert is to submit pricing information for board review. The Sheriff department recommended the No Trespassing signs at a cost of \$250. This was donated money.

Roof Repair: Paul Hinman stated we had meetings yesterday with different contractors. We are trying to figure out the best way to deal with the roof issues. Tom Fuller has been doing the roof repairs and have been successful at doing the repairs. Issues are related to flashing, clerestory windows and the parafait walls which have cracks in need of repair. We have asked Tom to walk the roofs and give us a proposal for doing this work. We met with MK Weber (engineer). He will be submitting a proposal. There is another roofing company called BelMac. Tammi and Lloyd will meet with them. We are looking at different maintenance programs to make our roofs last for another 5 years. There was discussion.

HydroScout- Brad Cole stated we have 14 condos left to hydro-jet. We currently have found 5 units with cracked pipes. After we completed with all the condos and the main drain line, we will look into making the repairs. These repairs do not need to be done immediately. We would like to do some research on the best way to repair the lines. It was decided to go ahead and do the remaining 14 condos.

Parking-Paul Hinman stated the boatyard is on hold as we cannot find a contractor to do the work at this time. All other rules of parking will be enforced going forward.

Dry Wood Termites unit 56- Tammi stated we had three vendors come out and found evidence of the termites. This building was tented many years ago. There was discussion. James Briscoe made the motion to approve the proposal from Orkin for \$6355 after clarification on what will be done and what will be covered. Robert Young 2nd the motion. Motion carried.

Landscaping Contract- The current contract expires 4-2022. Robert Young stated he would like to look at different contractors. There was discussion.

Vote on Pool Contractor- The pool needs to be re-surfaced and deck cracks repaired. The concern is if we wait and there is more damage, we will have to close the pool. The cost of the repairs is \$80,000. There was discussion. Jon Cline made the motion to move forward with Kelley's Pool Service. James Briscoe 2nd the motion. Motion carried.

56 Patio Extension- A drawing was submitted for board review. Robert Young made the motion to approve the patio extension. Mike Turner 2nd the motion. Motion carried.

Jon Cline made the motion to adjourn. James Briscoe 2nd the motion. Meeting adjourned at 12:10 pm.

Minutes prepared by Tammi Link- Community Association Manager

Sunnyside Beach & Tennis Club

Profit and Loss

January - December 2021

	Assessment	Association	Reserve	TOTAL
Income				
Income Account - Assessment				
Insurance Assessment	171,825.17			171,825.17
Reserve Funding Assessment			40,249.88	40,249.88
Total Income Account - Assessment	\$ 171,825.17	\$ -	\$ 40,249.88	\$ 212,075.05
Income Account-Association				
Interest	52.40	9.29	205.85	267.54
Late Fees		60.00		60.00
Miscellaneous Income		3,285.70		3,285.70
Monthly Dues		289,348.42	126,588.00	415,936.42
Registration Fees		11,100.00		11,100.00
Work Orders		14,376.98		14,376.98
Total Income Account-Association	\$ 52.40	\$ 318,180.39	\$ 126,793.85	\$ 445,026.64
Total Income	\$ 171,877.57	\$ 318,180.39	\$ 167,043.73	\$ 657,101.69
Gross Profit	\$ 171,877.57	\$ 318,180.39	\$ 167,043.73	\$ 657,101.69
Expenses				
776.000 Fire Extinguisher Service		445.25		445.25
Insurance				
Property Insurance	151,322.08			151,322.08
Workman's Compensation	4,986.00			4,986.00
Total Insurance	\$ 156,308.08	\$ -	\$ -	\$ 156,308.08
MAINTENANCE & REPAIRS				
Building 1		46.24	830.00	876.24
Building 10		380.00		380.00
Building 2		4,890.00	800.00	5,690.00
Building 4		352.33	625.00	977.33
Building 6		720.00		720.00
Building 7		294.65	2,875.00	3,169.65
Building 8		2,160.15		2,160.15
Building 9		150.00	150.00	300.00
Clubhouse		755.58		755.58
Clubhouse Repairs		896.21		896.21
Golf Cart Repair		1,244.46		1,244.46
Grounds		77,558.21		77,558.21
Gutters		760.00		760.00
Maintenance Other		2,584.78		2,584.78
Pool Maint/Supplies		31,218.14		31,218.14
Repair & Maintenance		80.31	1,175.00	1,255.31
Repairs- Work Orders		9,725.37		9,725.37
Shuffleboard		280.07		280.07
Tunnel Entrance		3,120.00		3,120.00
Total MAINTENANCE & REPAIRS	\$ -	\$ 137,216.50	\$ 6,455.00	\$ 143,671.50

Sunnyside Beach & Tennis Club
Balance Sheet
As of December 31, 2021

	Total
ASSETS	
Current Assets	
Bank Accounts	
Community Bank	18,651.60
Community Bank - Assessment	31,289.83
Community Bank - Reserve	219,769.23
Total Bank Accounts	\$ 269,710.66
Accounts Receivable	
Accounts Receivable	(175.00)
Accounts Receivable - Owners	18,759.01
Accounts Receivable - Reserve	(7,476.36)
Total Accounts Receivable	\$ 11,107.65
Other Current Assets	
Due From Operating	393.48
Due From Rental Corp	(59,119.35)
Due from Reserves	33,182.09
Prepaid Insurance	61,831.42
Total Other Current Assets	\$ 36,287.64
Total Current Assets	\$ 317,105.95
TOTAL ASSETS	\$ 317,105.95
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
Credit Card	543.78
Total Credit Cards	\$ 543.78
Other Current Liabilities	
Deposits for Sign Project	1,161.09
Due to operating from Reserve	33,182.09
Due to Reserve	393.48
Other Current Liabilities	12,020.11
Payroll Liabilities	
Federal Taxes (941/944)	4,213.77
Federal Unemployment (940)	126.00
Total Payroll Liabilities	\$ 4,339.77
Total Other Current Liabilities	\$ 51,096.54
Total Current Liabilities	\$ 51,640.32
Total Liabilities	\$ 51,640.32
Equity	
Fund Balance	88,990.09
Fund Balance - Reserve	115,395.12
Fund Balance, Rental	7,114.43
Net Income	53,965.99
Total Equity	\$ 265,465.63
TOTAL LIABILITIES AND EQUITY	\$ 317,105.95

Sunnyside Resort Rental Company Inc

Profit and Loss

January - December 2021

	<u>Total</u>	<u>Budget</u>
Income		
Amenity Fees	15,629.26	2,200.00
Cleaning Fees	86,905.83	56,746.94
Linen Program Fees	5,000.00	3,000.00
PPP Loan Forgiveness	24,405.62	-
Registration Fees	17,779.37	8,858.30
Rental Commission Income	166,749.63	97,578.24
Rental Insurance Income	26,319.00	12,295.17
Total Income	\$ 342,788.71	\$ 180,678.65
Expenses		
Advertising & Marketing	1,976.59	3,000.00
Cleaning Expense	86,170.60	47,058.28
Cleaning Supplies	1,630.67	2,037.44
Credit Card Fees	18,070.55	10,208.43
Hospitality	1,192.71	1,000.00
Linen Expenses	4,650.32	3,481.67
Miscellaneous Expenses	2,803.87	1,200.00
Office Expenses	7,232.00	4,200.00
Payroll Expenses	33,924.67	32,858.04
Rental Insurance Premiums	24,750.45	9,836.14
Total Expenses	\$ 182,402.43	\$ 114,879.99
Net Income	\$ 160,386.28	\$ 65,798.66

Sunnyside Resort Rental Company Inc

Balance Sheet

As of December 31, 2021

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
Community Bank Trust Account	104,260.48
Total Bank Accounts	<u>\$ 104,260.48</u>
Accounts Receivable	
Accounts Receivable (A/R)	2,470.00
Total Accounts Receivable	<u>\$ 2,470.00</u>
Total Current Assets	<u>\$ 106,730.48</u>
TOTAL ASSETS	<u>\$ 106,730.48</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Owners	2,770.00
Due to Sunnyside Association	(59,119.35)
Occupancy Taxes Payable	4,631.73
Total Other Current Liabilities	<u>-\$ 51,717.62</u>
Total Current Liabilities	<u>-\$ 51,717.62</u>
Long-Term Liabilities	
Advance Deposit	22,840.92
Total Long-Term Liabilities	<u>\$ 22,840.92</u>
Total Liabilities	<u>-\$ 28,876.70</u>
Equity	
Retained Earnings	(24,779.10)
Net Income	160,386.28
Total Equity	<u>\$ 135,607.18</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 106,730.48</u>

A Quarterly Guide to Assist Clients with Important Insurance Updates and Helpful Resources to Protect your Condo Association

PROPERTY INSURANCE RATES ARE SKYROCKETING HERES WHY...Contributing Factors

- Amrisc/ICAT Condo Insurance Program Loss of Capacity Announcement"/Coastal Property Insurance Carrier Underwriting Changes - Amrisc and ICAT Condo Insurance Programs have recently announced loss of insurance capacity and their intentions to pull back and limit writing business in Florida. These two insurance programs have dominated the Florida Condo Insurance Market over the past few years and with this announcement we are already seeing rates increase even more then they have been on property/windstorm insurance.
- STATE OF THE COASTAL PROPERTY INSURANCE MARKET UPDATE - The insurance market for coastal properties has officially moved into what is known as a "Hard Market". We are seeing the insurance property/windstorm marketplace for coastal condominium associations continuing to face challenges in 2022 now that we have experienced a sixth consecutive year of active storm cycles. From Hurricane Matthew (2016), Hurricane Irma and Hurricane Maria (2017), Hurricane Michael (2018), Hurricane Dorian (2019), and Hurricane Sally (2020) along with a RECORD 30 NAMED STORMS and culminating now with Hurricane Ida (2021). The U.S. DISASTERS "TROPICAL CYCLONES ONLY" DISASTER COSTS 2016-2021 of over \$460 Billion tells the complete story of the perfect storm that has formed. The 2016-2021 storm year losses surpass the record \$307 Billion in total losses we faced after the 2002-2005 storm years, which created "The Florida Insurance Crisis". The good news, unlike after the 2004-2005 storm years, the private market insurance companies have not exited the State of Florida in mass. The solution needed is a calm 2022 Hurricane Season followed by more consecutive calm seasons. This will allow insurance carriers to rebuild their loss reserves to offer better coverage and pricing and for additional insurance carriers to enter the market and compete for coastal condo insurance. We will continue to monitor this and have more information for your association on our next Quarterly Update.
- INFLATION: INCREASED INSURANCE PROPERTY REPLACEMENT COST aka "HIGHER BUILDING VALUES TO INSURE": As all of you are aware Florida Statute 718 requires our associations to procure an insurance replacement cost appraisal once every 36 months. As a result of the current inflation and building demand cycle we find ourselves in you can imagine what we are seeing in terms of increased costs to rebuild structures in the current market. On average we are seeing building replacement cost increases in the range of 10-40%, depending on how old the prior appraisal was. For those associations that obtain an appraisal every year you will be on the lower end, and if you are obtaining one once every 36 months you will be on the higher end. If you add this insurance to value increase to the average rate increase, we are seeing in the property insurance market you can see how your budget can get skewed out of the realm of reality very quickly. In other words, if your appraisal increases your building values by 40% and the rate to insure your building goes up 15-30% all the sudden budgeting an annual increase for your insurance of 20-30% will be inadequate. Your actual increase will be 55-70%, of which 40% will simply be because the cost to rebuild your structure has gone up by that much (aka "HIGHER BUILDING VALUES TO INSURE"). Even if we were able to secure the exact same rate per \$100 of building exposure your renewal costs would increase by the amount of your building limit increase, and in this property insurance market there will be an increase in your rate. So, we recommend budgeting appropriately to anticipate both scenarios.

SOLUTIONS TO THESE CHALLENGES... "PREFERRED GROUP GLOBAL SCALE MARKETING" & "PROPERTY UPDATE UNDERWRITING PORTFOLIOS"- As one of the largest writers of condos we represent ALL the insurance companies still competing for business and we leverage this size to benefit our association customers. When shopping association insurance, we are not shopping based on your individual condo, but instead we are shopping based on the total of ALL our condo customers. This motivates and leverages the insurance companies allowing us to put together the best insurance program with the best coverage and price for YOUR association. As your agent, another proactive action we take to assist in securing the best terms and pricing available in the insurance marketplace is to prepare an "Insurance Property Update Underwriting Portfolio" for your association. This portfolio includes detailed information and pictures of ALL the updates for your association. This helps put your property in the best light to the insurance underwriters. This portfolio also assists in keeping important coverage extensions and favorable windstorm deductibles for your association that many insurance companies have been eliminating in recent years. The "Insurance Property Update Underwriting Portfolio" will continue to be updated annually to maximize all the property updates you have made to attract insurance companies to compete to write your association.

NATIONAL FLOOD INSURANCE PROGRAM (NFIP) CHANGES: The National Flood Insurance Program (NFIP) has indicated that changes to flood insurance rating will be coming within the federal program (Risk Rating 2.0). While information on these changes has been limited and we are yet to know completely how it may impact Residential Condominium Building Association Policies (RCBAP) premiums. Here is what we do know....

- National Flood Insurance Program (NFIP) New rate changes have begun October 1, 2021
- Condo Associations will be allowed to choose between existing NFIP rates vs. new rates (whichever rate provides the most beneficial premium for your Condo Association)
- National Flood Insurance Program (NFIP) New rate changes for all renewals after April 1, 2022 will be mandatory regardless of premium increase or decrease (Existing NFIP rates will no longer be used)

THE SOLUTION TO THIS CHALLENGE...

Acentria has a proactive plan to assist its Condo Association clients as we navigate through these new NFIP rate changes. This plan includes using in house flood insurance tools and resources to evaluate each condo's unique underwriting characteristics to ensure your association is receiving the best premium rate possible from the NFIP, while also offering alternative coverage options such as Private Flood Insurance. We will continue to monitor this and will provide solutions to all our associations for their renewals.

BENEFITS FOR YOUR ASSOCIATION: As our client you receive important benefits and resources for FREE....

If your condo association suffers a property insurance claim

Hurricane Emergency Response Team (HERT)-

- A Dedicated In-House Claims Advocate for Your Association
- A Dedicated Consortium of Qualified Contractors and Mitigation Responders for Your Association
- 24/7 Pre-Disaster | Post-Disaster Claims Support

UnitShield – Assistance for Unit Owners Personal HO-6 Insurance

- Helpful Tutorial Checklist Outlining Condo Unit Owner Insuring Responsibilities per Florida Statute 718
- Disaster (Hurricane) Preparedness Plan – For Unit Owners and Guests
- Free HO-6 Insurance Policy Review and quotes from our UnitShield Team....

Corrine (Cori) Reagan | Personal Lines Account Manager Direct 850.387.0413 | Fax 850-257-2991 Corrine.Reagan@Acentria.com

Rob L. Tallent, CIC
Agent/Risk Manager
850-625-6188
Rob.Tallent@acentria.com

J.W. "Jay" Hancock, Account Executive
Condominium Specialist/HERT Claims Supervisor
850-896-5740
Jay.Hancock@acentria.com

SSB&T Board Meeting

January 19, 2022

Notes:

- 1. Quarterly update from Condoshield summarizes what we must deal with for the next few years.**
- 2. We need to prepare our future budgets to reflect future insurance costs.**
- 3. Recommend sending this Quarterly update to all owners emphasizing the importance of the insurance market and how it affects SSB&T.**
- 4. We are going to have an increase in value due to insurance replacement cost appraisal plus increased premiums.**

These items are covered in the Quarterly Update from Acentria Insurance.

Gene McGriff



IP RISK SERVICES, INC.



3559 FAIRWAY FOREST DRIVE
PALM HARBOR, FLA. 34685

(404) 317-7140

E-MAIL: *IPRISKSERVICES@AOL.COM*

IF MAILING SEND TO:

P.O. BOX 1255

Alpharetta, Ga 30009-1255

Dear Manager:

In 2019, I P performed an insurance inspection update of the ***SUNNYSIDE BEACH AND TENNIS RESORT.***

Because of local economic trends and inflation, construction items and insurance laws may have changed. For this reason, you may want to consider a IP insurance update report at this time.

We can prepare this update report without having to reinspect the risk since we have already visited the insured risk. IP can provide a current insurance report based on the original report. If there have been changes to the insurance risk (other than normal maintenance and repairs) then we would like to submit a bid proposal to perform a a new insurance inspection.

The cost for a new update insurance report *without a reinspection* would be **\$995**.

Please complete the information below and return to our office.

Sincerely,
Ken Tazza, Florida License WO31043

Powered by Core Logic and Underwritten by Lloyd's of London

INSURANCE REPORT UPDATE AUTHORIZATION

NAME

DATE

Signature

Phone number



Sunnyside Resort Rental Company, INC.

22400 Front Beach Road

Panama City Beach, Florida 32413

Office 850-234-3385

E-mail: info@sunnysidebeachandtennisresort.com

NOTICE OF BOARD OF DIRECTORS MEETING

DATE: January 22nd, 2022

TIME: Immediately following Association BOD meeting

PLACE: Clubhouse/ Video Conference

AGENDA:

Roll Call

Proof of Notice:

New Business:

- **Approve October Minutes**
- **Strategy for more rentals**
- **Discussion of professional photos- vote on**

Old Business:

- **Treasurer Report**

Adjournment

Posting: This notice has been posted on the community property and sent to owners in accordance with the bylaws and statutory requirements-1-7-2022

Sunnyside Resort Rental Company, INC

January 22, 2022

Meeting was called to order at 12:20 pm. In attendance were Paul Hinman, James Briscoe, Jon Cline, Patt Lother, Brad Cole, Mike Turner & Robert Young. Meeting was properly posted and sent to all owners.

James Briscoe made to motion to dispose of the reading of the minutes and approve as written. Jon Cline 2nd the motion.

Kara Cook gave the rental report. We are wanting to spend \$136 per condo to get photos for all condos. They are normally \$160 but because we have so many, they are giving us 15% off. We have had 4 of 21 condos get the professional photos done. For these 4 owners we will offer them a free cleaning. The photos for the 16 condos would be \$2312 and \$560 for the free cleanings. This is something that every other management company that I have looked into offer. This would not only help us stand out against other vacation rentals around but also make our units look more unified on the website.

Housekeeping-This season our housekeeping company will have a housekeeping course for each housekeeper to complete before they are able to clean at Sunnyside. There will be a quiz at the end of each course.

Rentals are looking great! We have some availability for summer but is booking quickly. As of right now we have \$100,199 in commission with the reservations we have booked. We still have 33 weeks left out of 180. Eighty-two percent of our summer is already booked. (May 28th-July 30th).

Winter Season 2022-2023- Sunnyside recently attended the Snowbird appreciation day with Panama City Beach. We passed out over forty bags with our information and have gotten a hand full of inquiries from this event. The increase on winter rates is about \$1,000 a month.

Mike Turner made the motion to have staff evaluate and compare rates and adjust accordingly. New rates will be emailed to the board of directors. Jon Cline 2nd the motion. Motion carried.

Motion made by Robert Young to hire a seasonal person for quality control and inspect condominiums at a cost of \$2500. Jon Cline 2nd the motion. Motion carried.

Jon Cline gave the treasurer report stating we had an awesome rental season. Treasurer reports are included with the minutes. We had the PPP loan which is a nontaxable event. \$104,000 in cash. We will be moving \$35,000 from rental to operating.

Patt Lother made the motion to adjourn. Jon Cline 2nd the motion. Meeting adjourned at 1:10 pm.

Minutes prepared by Tammi Link - CAM