

SUNNYSIDE BEACH AND TENNIS
BOARD OF DIRECTORS MEETING JULY 13th, 2024

Meeting was called to order at 10:00 A.M.

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

Meeting properly noticed and sent to owners.

Nick Collida made the **motion** to accept the minutes as written. Robert Young **2nd the motion**. Motion passed unanimously.

Reports of Officers & Committees:

Jon Cline gave financial report- Balance sheet Continues to improve each quarter as we fund our capital reserves and as we are efficient in our spending. Reserve (all components) totals increased \$88k since beginning of year. We also funded a refurb of building 3 during this time period costing slightly less than \$50k. Interest earned on the reserves was \$15k. Note – as discussed in Q1 2024 board meeting – property / casualty / liability insurance came in under the budgeted total. We are carrying that forward to be used to against 2025 premiums. We have earned nearly \$3k in interest to add to that total in 2025.

Revenue-Owner's contribution \$168k. Miscellaneous-Resort fees \$14.6k/ Storage fees \$4.4k. It is important to remember we fund owner's contribution 1/12th per month. Rental income is 22% of our revenue budget.

Robert Young gave the building and grounds report. Campus is looking good. Lloyd working with irrigation all the time. It is an ongoing process.

The pruning of the palm trees was completed this quarter. The seeds will probably be out in the middle of August. Robert received a bid for another trimming just around the clubhouse and the pool, as we did last year. We will need to do that to keep the berries out of the pool.

Building 3 refurb is finished. Cost came in at about \$45,000 total. Repair of the stucco, the pressure washing, the cleaning, the painting, the updating of the fascia boards and the repair of some siding on the drive side. We would like to do building 9 in September and try to keep it under \$50,000. We have had a couple of roof leaks and have seemed to get that under control with minimal cost. Building 1, Unit 1 reported a leak in their vertical windows. That has been resolved, completed and painted.

Old business:

Sunnyside Internet/ T.V. Provider- Paul Hinman. Hotwire, Enco, Firedog were on the short list. We examined the 3 offers. Firedog seemed to be superior in all respects. It was the most effective on cost and also a better service. The internet will provide equivalent of 1 gb service per unit, 10 gb for the property. The tv package is very robust, the sports package is also significant. Our attorney is going over the contract information. We will have a telephonic board meeting to get the approval for Paul to sign the contract and move forward with FireDog. We are still in a good time period. The Wow! Contract ends December 31st this year. That will give FireDog plenty of time to get the additional infrastructure and equipment refresh inside the units and around the property in place. The total cost for the service will be just over \$70 per unit.

Capex Committee recommendations-Paul Hinman went over current status.

Courtyard Pathway Lights- All posts have been repainted. Broken globes have been replaced. All bulbs have been replaced to achieve uniform color.

New/Repair (perimeter) fence- Paul stated we will be sending out a survey to find out what the owners would like to do regarding the perimeter fence.

Clubhouse/ Pool Bathroom Renovation-Paul Hinman will be requesting proposals for an architect to give us a concept plan for the clubhouse.

Robert will have Bob Klemens give us a proposal for a bathroom refresh to be completed by the owners meeting in October.

Beach Ramp- On pause until the beach pathway erosion issue caused by the Bay County sidewalk project is resolved. Paul stated, the county crews and their contractor should have the discharge pipe cleaned out by July 31st.

Driveway resealing and striping- Jon stated we are fully funded for a reseal but it is based on estimate given by the people who did the reserve study for \$22,000. The Capex committee obtained a proposal of \$34,100. Paul stated we will include this in a survey out to the owners.

Sports court- Two polywood table recommended. Tables donated by Sunnyside owners are now in place.

Pickle ball striping- Jon Cline made the **motion** to do any repairs that the tennis courts need ,filling cracks and patch any holes pressure wash, correct any issues and re-stripe both sides for pickleball. Tony Brown **2nd the motion. Motion passed unanimously.**

Irrigation- Jon Cline made the **motion** to request for proposals for an evaluation of our current irrigation system. Nick Collida **2nd the motion. Motion passed unanimously.**

Security- Jon Cline made the **motion** to request for proposals for upgraded locking mechanisms at the beach, pool, clubhouse and tennis courts. Ronny Landrum **2nd the motion. Motion passed unanimously.**

New Business:

Beach Erosion Update: Paul stated, the county crews and their contractor should have the discharge pipe cleaned out by July 31st.

Vendor Bidding Policy: Paul Hinman made the **motion** to amend the current vendor bidding policy from 2018 “That any expense exceeding \$1,000 must be approved by 3 board members to include a written proposal. Expenses exceeding \$10,000 must have full board approval and 2 vendor proposals.”

The proposed amendment to the policy states vendors or contractors who have the required licenses and insurance coverages stipulated by Sunnyside and/or the local jurisdiction and who have an established relationship with Sunnyside and who have provided quality services or products and have timely delivered services or products at a priced consistent with prior history and inflationary expectations maybe exempted from the \$10,000 threshold requiring at least two proposals. Tony Brown **2nd the motion. Motion passed unanimously.**

Paul stated, we received a letter from a company called Legendary, Peter Bos, inquiring about purchasing Sunnyside. Mr. Bos said he would like to come talk to us. His idea was to put something together where current owners could get a new home in exchange for our property. We acknowledged his letter, and will be in touch about their inquiry .

Jon Cline made the **motion** to adjourn. Tony Brown **2nd the motion** at 11:55 A.M.