



Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, Florida 32413

Office 850-234-3385 Fax 850-236-1730

E-mail: ssbtpc@outlook.com

Holiday Greetings to All,

As discussed in the October Owner's meeting, our reserve account is far below the requirements based on the component reserve calculation. This was caused by three issues –

1. Past boards did not fully fund, even on an annual basis.
2. The aborted contract on Buildings 1 and 2 cost in excess of \$100,000 with nothing to show for it.
3. The reserve study completed in August 2021 increased reserve amounts for all reserve components plus added components to the mix (for example, clubhouse renovation).

Also at the at the Owner's meeting, you will recall owners voted with the annual proxy to fully fund the reserves account for 2022 (versus a one-time catch up of the reserve). After discussing at length, the board decided the best way to fulfill the funding obligation would be with a combination of our monthly dues and a special assessment. The monthly dues essentially fund two aspects of our annual budget, 1). operating expenses (salaries, grounds maintenance, etc.) and 2). reserve funding. For 2022, the operating component will be at the 2020 level, and the reserve component will be at the 2021 level, so the resulting total monthly dues will be slightly less than the 2021 amount. Additionally, we will have a \$250,000 assessment to pay for the additional reserves and pool repairs. This assessment will be invoiced to owners so that one-half is due by the end of June and the balance due by the end of September. The annual insurance assessment will remain the same as 2021 at \$150,000.

There is yet another assessment needed for 2022. The Board approved an assessment for hydro-jetting the wastewater lines in the units and the main line of the property. These lines have not been cleaned in many years and this procedure will help prevent future sewage blockages and back-ups in the condos. We've engaged Hydro-Scout to do this work and 37 units have been completed to date. Hydro Scout jets and descales from the existing PVC clean out at the rear of the condo, upline to the 2" laundry line and the kitchen lateral line. They also hydro jet the A/C drains and the toilet lateral to the main line. Hydro Scout provides a narrated video inspection detailing the condition of the sanitary system. The procedure takes approximately one and half to 2 hours to complete. You do not have to be here when the work is done as the staff will check all condos when the work is completed. We will be scheduling the remaining units within the next 30 to 60 days. The office will contact each owner when the work is scheduled to be done. After the work is completed each owner will be invoiced as noted below.

Any owner who has paid HydroScout directly for the work will be credited for the amount they paid.

- 2 Bedroom Small- \$826.20
- 2 Bedroom Large-\$865.60
- 3 Bedroom Small- \$1012.45
- 3 Bedroom Large- \$1049.46

I know all of this assessment news is not something anyone wants to consider in during the holiday season, but I wanted to make you aware of these upcoming costs so you can budget accordingly.

Please call me or any board member if you have questions or comments.

Best Regards,

Paul Hinman
BOD President