

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

May 28<sup>th</sup>, 2022

BOARD OF DIRECTORS MEETING

Minutes

**Call to order:** Meeting called to order at the Sunnyside Clubhouse at 10:00 am CST by Paul Hinman, president. Meeting properly posted and noticed as per by laws. In attendance was Paul Hinman, Jon Cline, Patt Lothar, Mike Turner, Robert Young & James Briscoe. Brad Cole was not in attendance.

Meeting properly posted and sent to owners.

**Insurance:** Paul stated insurance did go up as anticipated. Proposal Rob Talent Acentria Frontline 5% deductible on named storms at a cost of \$214,000, almost \$60,000 more than budgeted. We will have a meeting in 14 days to vote on assessment.

Jon Cline stated we had \$16,000 left over from last year's insurance. We need an additional \$58,000. The proposed additional insurance assessments are included with these minutes.

Our updated reserve appraisal increased.

Our current insurance company information is as follows:

Rob Tallent- email: [rob.tallent@acentria.com](mailto:rob.tallent@acentria.com)- Phone- 850-215-5349. We have had owners say they received a letter of cancellation on their content insurance for their condo. If this has happened to you contact our insurance company and they will look into getting you insured.

**Building & Grounds:** Robert Young stated he has received a price for repairing the 6 units with cracks found in the pipes of \$52,000.

Motion made by Robert Young to adjourn. Motion was 2<sup>nd</sup> by Jon Cline. Motion passed by voice vote.

Minutes prepared by Tammi Link- Community Association Manager

SUNNYSIDE BEACH AND TENNIS RESORT OWNERS  
UNDIVIDED SHARE OF COMMON ELEMENTS

Additional Prop. / Cas Insurance Assessments by Unit 2022 - \$52,000 - Payment due by 10/1/2022  
For the Year 2022

Unit Description	Number of Units	Number of Sq. Ft.	Total Sq. Ft.	Percent of Total	Undivided Share per Unit	Total Undivided Share	Required Annual Maintenance Assessment per Unit Type	Required Added Insurance Assessment per Unit
2 BEDROOM SMALL	37	1,384	51,208	46.67%	1.2613514%	0.4667000	\$24,268	655.90
2 BEDROOM LARGE	20	1,450	29,000	26.43%	1.3215217%	0.2643043	\$13,744	687.19
3 BEDROOM SMALL	6	1,696	10,176	9.27%	1.5457246%	0.0927435	\$4,823	803.78
3 BEDROOM LARGE	11	1,758	19,338	17.62%	1.6022311%	0.1762454	\$9,165	833.16
<b>Total</b>	<b>74</b>	<b>6,288</b>	<b>109,722</b>	<b>100.00%</b>		<b>0.9999932</b>	<b>\$52,000</b>	

Board Approved Additional PROP / CAS Assessment for 22/23 insurance expense. Due by 10/1  
\$ 52,000

Source: Undivided share per unit Paragraph 2. C. pages 9, 10 and 11 of Statement of the Declaration.

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