

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

June 11th, 2020

TELEPHONE BOARD OF DIRECTORS MEETING (8:30 AM CST)

Discussion on Buildings 1 and 2

Meeting was called to order. In attendance were Patt Lothar, Greg Darden, Jon Cline, Paul Hinman, James Briscoe, Lori Peck, Brad Cole. Meeting was properly posted and sent to owners.

Patt Lothar stated the purpose of this meeting is to discuss the product being used at buildings 1 and 2 and steps to move forward with the project.

Paul Hinman stated he believes we should keep the LP siding and going forward use the hardie as a practical position.

Jon Cline stated financially we currently have \$140,000 in our reserves. Our property insurance assessment has already been paid and was \$30,000 more than anticipated which is no one's fault but is still an expense that must be covered with an assessment once approved by the board. Currently we will have future expenses with sewer issues due to old cast iron pipes, roofs could be an issue as we have had to repair several where leaks have been found, clubhouse remodeling, etc. We have had to replace the pump at one of our wells at a cost of \$8,000.

Greg Darden stated during the meeting with our attorney Mr. Burg stated it would be in our best interest to give the contractor a chance to repair all deficiencies. Greg also agreed we should prepare a cure package to the contractor.

Patt Lothar stated as it stands if we decide to let the contractor go, we will owe them the \$40,000 they are requesting. She also stated financially we are better to work out something with the contractor according to the attorney.

James Briscoe stated he does not see an issue with the LP siding if moving forward we continue with hardie. James also stated we need to get the letter from LP rep regarding the LP siding currently installed to make sure it is still under warranty. James would like to see the brick molding used around the windows as stated in the contract.

Brad Cole stated LP is a new product being used on the coast and was not happy with this product. He feels the way the nails were being driven into the siding has messed up the integrity of the siding and the caulking/putty that was used was not properly put on and that the sanding of this will cause damage to the LP siding.

Lori Peck stated we should let the contractors do their job and make the necessary repairs needed before telling them to stop work.

Motion was made by James Briscoe to hire an inspector to oversee future construction of buildings 1 and 2 and to prepare a list of deficiencies, send to the attorney for him to draft a letter to the contractor(N&G) as our cure letter to the contractors cure letter of June 4th.

Jon Cline 2nd the motion. Motion was passed unanimously.

Jon Cline made a motion to have Patt select board members to develop a protocol formula for all contracts going forward. It was decided to add this to the July BOD agenda. Jon withdrew his motion.

Meeting adjourned at 9:55 am CST.

Minutes prepared by Tammi Link- Community Association Manager.