



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

www.sunnysidebeachcondo.com

REVISED:

NOTICE OF A BOARD OF DIRECTOR'S MEETING

DATE: 9/21/2021 Tuesday

TIME: 5:00 PM CDT

PLACE: CLUBHOUSE/ZOOM

AGENDA:

1. Address/discuss the concerns and issues that BOD member Greg Darden, and a group of owners have.
2. Adjourn

Posting: This notice has been posted on the community property and sent to owners in accordance with the bylaws and statutory requirements. 9-17-2021

Sunnyside Beach and Tennis Club

Board of Director's Meeting

9-21-2021

This meeting was properly posted and sent to owners. Patt stated before the meeting she hoped everyone would be civil to each other. She asked Greg about the eighteen owners he stated he was representing in a previous closed meeting. Greg stated he was not representing anyone, he just wanted to point out items he has seen.

Patt stated we had received a seven-page list from Greg Darden concerning best practices concerns.

Greg included his seven pages in his presentation. He stated he has lived here for 4 years and loves Sunnyside. The overall reason for the meeting is for the owners to decide if anything needs to change. Greg went through his list of items as attached to these minutes.

First item was the recent pruning of the palm trees. There was discussion regarding the palm trees. The palm trees around the pool and clubhouse were completed in July so they were not trimmed when the palms were trimmed. The palm trees are not totally completed. There was discussion regarding getting proper licenses and insurance from contractors. Greg is concerned we are not getting licensed contractors. We are getting the proper licenses and insurance on contractors.

There was discussion regarding ADA. Greg believes we should not let other people use our clubhouse. Paul Hinman stated he checked into ADA laws. He stated if we are not advertising, and not charging for the use of the clubhouse, ADA does not comply to Sunnyside. Patt send email to BOD regarding the use of the clubhouse from Latitude 29. Paul addressed his concerns, Greg concurred to Paul's remarks. The board approved Latitude 29 to use the clubhouse.

Greg discussed his concern we are not notifying owners of committee meetings. Attorney was asked if two board members meet does it have to be posted. He suggested not making them a committee. Brad stated himself and Robert have been putting out fires at Sunnyside and stated they have not had a committee meeting. Jon stated we should apply with the law and if we need to make changes relating to committees then we do that.

Jon stated he would take the fault for not voting on doing an audit in 2020. He thought we voted not to do this. Jon is recommending we do an audit for 2021. There was discussion. Our previous reserve study showed we needed a million one to fully fund. The new study says it would take one million nine to fully fund. Building one cost the association a lot of money. Jon stated we must fund the reserves due to having a lot of deferred maintenance to be completed. We currently have an under-funded reserve. We have a 42-year-old property. James stated the owners make the decision not to fully fund the reserves not the board. James also stated we did have a full audit in 2016 and had no issues. Jon stated the cost of an audit will cost around \$12,500.

Greg discussed the sewer lines being cleaned out. He feels there is a discrepancy in how this is being charged. Patt stated three plumbing companies were interviewed. HydroScout requested they clean two units which were 58 and 59. They presented us with a plan for hydro jetting.

Robert Young stated this is voluntarily done, and at the owner's expense. Lisa Taylor in sixty-six stated to sign her up for the jetting. Jon stated his was 60% blocked. Patt stated no one is forced to do this.

Greg discussed the extension of patios. He believes the board does not have authority to do the extension. He believes this is illegal. Attorney stated this is in section 9.3 of the declaration and does state if they get permission from the board this would not be considered a material alteration.

Greg believes windows that are being installed are not the same windows. We did confirm the windows are being ordered from Smith Building (approved vendor), and they are Anderson windows. Robert Young stated Anderson windows have been updated/improved over the years.

There was discussion regarding building one and the outlining repair issues, Greg stated he turned in a 23-page document explaining the issues. This was sent in October of 2020. Patt stated Greg resigned from B&G, we hired an inspector, Bob Garrett. The inspector got with Bob Klemen with the necessary repairs to needing to be completed.

There was discussion regarding the termination of the housekeeping contract. Patt stated we hired a new cleaning service. The first day on the job they failed. They failed and left because they were tired. Tammi, Kara, Lloyd, & Linda Turner finished cleaning the units. The next morning, we contacted the company, and sent a registered letter to the company informing them we no longer needed their services. We hired the previous cleaning company who had let their employees go when we terminated the contract. We had Carolyn Walker (previous housekeeper) also helping. They had asked for \$25,000. Our attorney negotiated a price of \$1500. Owners stated they were good with the way we managed the housekeeping issue.

Greg discussed the selling of the property. There was an email. Jon stated he had not seen the email. Greg stated Truland Homes (the buyer) called him on Tuesday afternoon stating the board did not want to sell the property. There was discussion. Patt stated there was a board meeting. The decision was made to send a survey to the owners. It was overwhelming owners did not want to sell. The majority of the board agreed they did not want the sale.

We were told by our attorney we were a solid board and did not have the conflict he sees in other boards.

Motion to adjourn made by Jon Cline. Motion second by Robert Young. Meeting adjourned at 6:45pm

Minutes completed by Tammi Link- CAM