



ANNUAL OWNERS MEETING MINUTES 10-25-25

Meeting: was called to order at 2 P.M.

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

Meeting properly noticed and sent to owners.

Establish Quorum: Sarah Cureton from Burg Law Firm did a roll call - A quorum was established.

Election of meeting chairperson: Robert Young nominated James Briscoe to chair the meeting. Paul Hinman 2nd the motion. No one opposed it. James Briscoe Chairman.

James Briscoe nominated Judy Davis, Maggie Collida, and Warren McPhillips to count the votes supervised by Sarah Cureton.

Robert Young made the motion to forego the reading of the minutes from 2024 Owners Meeting accept the minutes as written. Brad Cole 2nd the motion. Motion passed unanimously.

Report of Officers & Committees:

Property Insurance- Rob Tallent gave the insurance report. Rob Tallent stated we had to do our regular insurance update. It came in about 18.5% increase in value. Sunnyside will be able to use the replacement cost appraisal for the next two years. We had a flat renewal in 2025. We are hoping for more savings in 2026. Our Association is in an X zone. We do not carry flood insurance as an association. As a unit owner, you can buy in your unit property flood coverage. Flood is composed of two components rising water or wave action.

Presidents Report- Paul Hinman gave the presidents report. Paul thanked Nick & Maggie for preparing the delicious food. He thanked Peter Lampart for preparing desserts. Thank you to Richard, Michelle, Crystal, and Lloyd for putting on the Owners' Dinner.

Firedog- Paul Hinman stated, he wanted to mention Firedog in terms of events from last year. They were able to get their infrastructure in by the end of the year and the service began in January. We are paying about the same price for better service. He feels good about that new contract in place.

Paul Hinman brought up security, specifically incident over July 4th week. The police were called, and he said there is not a lot they can do. What can we do to get people who behave this way out of here? Better yet, how do we prevent these people from getting here. If the guests rent through us, we have the ability written in our rental contract, if you misbehave, we can evict them. If a guest rents through an owner our only recourse is through the unit owner. Our only leverage over the owner is to fine them. By statue we are limited to a \$100 fine. We have been exploring how do we incentivize owners who rent privately to get into the Sunnyside Rental program so that we can better screen and better control those folks that are renting at Sunnyside, so it is a better and safer environment for all of us. A few options we are looking at are potentially lowering our commission if we can get more owners to take part in our rental program or lesser fees on work orders for being a part of the rental program. Tony Brown has

been doing a lot of work on this. Tony stated, 1/74 of the rental program belongs to you. He would like to get all rentals on our rental program for the benefit of the association. He suggested, we could lower the resort fees as an incentive for being on the rental program. Tony would like to create a rental committee of 4 volunteers. Deborah Branscomb volunteered to join the committee. Gary Greenstein volunteered to be a part of the rental committee, he stated he has 30 years of sales and marketing experience. Paul stated, we are looking at new fencing 6 ft beachside and 5ft fencing around the pool. Robert sourced a contractor in the Atlanta area that could do that. We believe that could be paid for out of existing reserves. We are still investigating access control points for the beach gate, tunnel entry, pool and the clubhouse.

Paul Hinman discussed the beach ramp project. Last year Warren McPhillips of the CapEx committee gathered a list of things we may like to do. Nick and Maggie created a CapEx survey to gauge owner priorities. The Beach ramp was the 1st priority of the 44 respondents. Security was the 2nd priority noted on the survey. The board submitted a hand drawn sketch of a beach ramp to Panhandle Engineering. Bay County requires the ramp to be ADA Compliant. We engaged Panhandle Engineering, and they refined the sketch. Burg Law advised us that the beach ramp project is not a change to the common element. The board does not want to move forward unless 50% +1 say this is something that we want and are willing to pay for. The estimated cost for the project is \$260,000. Paul sent the conceptual estimate to the engineer to ask if it was appropriate for budgeting purposes. The engineer agreed that it is.

Financial Report- Paul Hinman gave the financial report. He stated our income, and expenses are in line with what was budget for 2025. He feels good about that through the end of the year. He stated, our reserve balances are doing well. Jon has been very proactive in investing those funds in CD's. We earned about \$30,000 in interest this year. Jon Cline noted that our 2026 outlook subject to what we spend for security and security personnel, should be in line with normal inflation 2-3% in terms of increase in expenses and correspondingly increase in association dues. Jon will be putting together the budget for 2026.

Building & Grounds- Robert Young gave the building and grounds report. We had another busy year. Building 9 finished up at the 1st of the year. Totally refurbished with the hardie siding, cleaned and painted the building cost us \$85,000+. Building 6 has 6 units. We were able to salvage the siding on the drive side with replacing 6-7 sheets. Building 6 has hardie siding on the east and west ends. We spent \$46,000, all in, including cleaning and painting. When we start to refurbish a building from now on if we find windows causing an issue with the integrity or the siding or the overhang, we will notify each owner they will have to be replaced. We installed water meters on our wells as required for our water permit. Northwest FL Water Management gives us allotted 8,647,000 gallons per year. Unfortunately for us we have gone over 9 million gallons. We have a grace period for the next two years. After two years we will have to apply for a new permit because we are going to need more water. In March, when we installed the flow meters, we installed a 4in well. The cost of this project was \$15,000. Earlier in the year we had a very significant expense for a major project in the pool pump house. We have 4 new lights on the sports courts. We added sand to the volleyball courts and the playground.

CAM Report- Richard Richards gave the CAM Report. He thanked Linda Turner for all her help as well as supplies & decorations. He thanked Judy Davis, Cindy Hulsey, Beverly Jacks & Cindy Johnson for all their help with decorating. He thanked Tony Brown on the mic. Thank you, Nick & Maggie, for the awesome food. He thanked Peter Lampert for all his help with the supplies, & most important delicious cakes. We have had a lot of owners sign up for ACH. It's more efficient for everyone and makes it so much easier for the office. He encourages everyone to sign up. Registration with the office for owner's guests was much better this year, let's keep this trend going: Registration includes Welcome packet: Parking passes/beach code/ Wi-Fi password/ Rules & Regs etc. While family members are exempt from paying resort fees, they still need to register with office & have parking passes for security purposes. Speaking of security, a letter went out to all owners from Sunnyside's attorney regarding conduct expectations of your guests during future stays at Sunnyside. There are also hard copies available in the back. This has been a great year, from improvements with clubhouse, sports courts, common areas, signage to in-house procedures. I want to thank Crystal & Lloyd for all their hard work and more importantly their heart for Sunnyside and its owners.

Rental Report- Crystal Floyd gave the rental report. We are slightly above budgeted revenue this year. Upcoming snowbird season is on par with last year. We are working on promotions for weekly stays over the winter. We have created friendly reminder of courtyard rules "window clings" for the sliding glass doors. Crystal has completed the annual rental condo audits. Deep cleans will begin in November. YTD statements are available for rental owners. Crystal is available for one-on-one appointments for rental owners or prospective rental owners. Please contact her if you have any questions.

Election Results- Sarah Cureton from Burg Law Firm supervised the election. She announced the winners of this year's election: Mr. James Briscoe, Mr. Paul Hinman and Mrs. Jane Johnston.

Proxy Results- Sarah Cureton read the proxy results:

1. Do you approve all common surplus for the year 2025 (if any) to be rolled over to the following budget year or placed into reserves as determined by the board and as provided by IRS Revenue Ruling 70-604?

Unanimous YES

2. I agree to waive the financial reporting requirement to get an audit for the 2024 Fiscal Year and instead provide a report of cash receipts and expenditures pursuant to section 718.111(13)(d)(1), Florida Statutes?

Majority YES

Robert Young made the motion to adjourn. Brad Cole 2nd the motion. Motion passed unanimously. Meeting adjourned at 3:50 P.M.