

Sunnyside Beach and Tennis Resort
22400 Front Beach Road
Panama City Beach, Florida 32413
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QUARTERLY BOARD OF DIRECTORS MEETING
10:00 AM. SATURDAY OCTOBER 16TH, 2021

Clubhouse at the above address

1. Call of roll
2. Proof of notice of meeting
3. Reading and disposal of July minutes
4. Report of officers/committees
 - a. Financial – Jon Cline
 - b. Reserve Study
 - c. CAM Report - Tammi Link
 - d. Building Grounds – Brad Cole
 - e. Insurance- Gene McGriff
5. Old Business:
 - a. Amend motion regarding boatyard parking
 - b. Vote on using HydroScout to clean plumbing pipes
 - c. Visitor Parking- Vote on use
7. New Business:
 - a. Owners past due over 90 Days
 - b. Work Orders- 5 largest

Adjournment

POSTING: This notice has also been posted on the community property, mailed, emailed, or delivered to each member in accordance with the bylaw and statutory requirements

September 16th, 2021
Patt Lothar -President

SUNNYSIDE BEACH AND TENNIS RESORT

22400 FRONT BEACH ROAD

PANAMA CITY BEACH, FL 32413

OCTOBER 16TH, 2021

BOARD OF DIRECTORS MEETING MINUTES

Meeting called to order. In attendance were Patt Lothar, Paul Hinman, Jon Cline, James Briscoe, Brad Cole, Greg Darden and Robert Young. Meeting properly noticed and sent to all owners. Motion made by James Briscoe to dispose of the reading of the minutes. Motion second by Brad Cole. Motion made by Robert Young to approve the minutes as written. James Briscoe 2nd the motion. July minutes approved as written.

Financial Report: Jon Cline gave the financials currently we have \$58,000 in operating plus \$16,000 in assessments. We have \$188,000 in Reserves. We have not had a lot of expenses this year. Trying to build reserves up. Fair amount of roof repairs. Lloyd has been on work comp since August 18th. Financial reports included with the minutes. We thought COVID would be negative for us, but it has been a great rental year. Solid balance sheet. Required to do a reserve study every 3 years. Roofs have doubled in cost on the new reserve study. We added the clubhouse, sewer repairs and other items on the reserve study. The reserve study was sent to all owners. Insurance assessment is currently \$150,000. This number is an unknown until we get the numbers from our insurance company. There are variables when quoting insurance. What we should have in reserves is \$731,000. There was discussion on where to put the money collected for the reserves. The only way to make sure future boards cannot touch reserve funds in incorrect ways is to change the declaration.

CAM Report: The roundabout project at highway 79 and front beach is making progress. This portion of front beach and highway 79 is currently closed and will be for a couple of months until project is completed. Beach restoration is currently in progress and has completed in front of Sunnyside. The beach is beautiful, and you can find nice shells. Owners have taken great photos. We had a vendor who was going to come out and give us a quote on cleaning up the boat yard, but before he could come out, he had a heart attack and recently passed away. We are speaking with other vendors trying to get a quote on cleaning this area. We cut down a palm tree at the pool area that was struck by lightning. We also had to replace the meter box at the tunnel due to corrosion and lightning strike. This caused our camera system to be down for a while. We have replaced two tennis court nets. Lloyd has been out on work comp since August 18th due to hurting his shoulder. He returns to the doctor on the 20th to be re-evaluated. If he does return to work, it will be light duty. Work order income is \$12,950. Work order expense is \$9350. We are currently using a work order app called House Pro to help better keep track of work orders on the property. The cost is \$109 a month if we pay a year in advance.

Building & Grounds: It was decided to hold off on discussing the boatyard area until we can get a quote on cleaning the area.

Hydro Scout: Brad stated he would like the new board to push getting Hydro Scout to finish jetting all unit lines. Our documents states if there is a back-up due to items being flushed it is the owner's

responsibility. If the pipes are damaged it is the association's responsibility. Hydro Scout can do 6 a day depending on each situation. They do a video of each jetting and send to the owner. This is currently being done on a voluntary basis. So far there have not been any issues of the fifteen owners who have currently had this procedure done. The process takes about an hour in each condominium. The cost of this service is \$750 and includes a video. There is sludge created in the lateral lines over 40 years. This is a preventative maintenance procedure. Once all the lines are jetted there will be a final charge to clean the main drain on the property which would be assessed to the owners. There was discussion.

Visitor Parking: Patt stated state legislature added to the law regarding parking and visitor parking spaces. Any space marked visitor can only be used for a true visitor parking for 24 hours or less. There are two choices. We either use visitor spaces as required or change the word visitor to something else. There was discussion.

No owners are over 90 days late in dues.

Work Orders: Brad stated he would like the new board to look at the way work orders are being charged.

Motion made to adjourn by Brad Cole. Motion second by James Briscoe. Meeting adjourned at 11:03 am.

Minutes prepared by Tammi Link- Community Association Manager