



## **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](mailto:ssbtpc@outlook.com)**

[www.sunnysidebeachcondo.com](http://www.sunnysidebeachcondo.com)

10-17-2020

### **NOTICE OF a BOARD OF DIRECTORS MEETING**

**DATE:** Monday 10/19/2020

**TIME:** 4:30 PM CST

**PLACE:** Video Conference/ZOOM

**AGENDA:**

1. Roofs- Plan of Action
2. Painting Contract Building One
3. Building & Grounds Committee- Elect Chairperson
3. Adjourn

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

10/17/2020

Sunnyside Beach and Tennis Resort

22400 Front Beach Road

Panama City Beach, FL 32413

Monday, October 19th, 2020

Board of Director's Meeting PER VIDEO/ZOOM

Meeting was called to order at 4:30 pm. In attendance by roll call were Patt Lothar, Paul Hinman, & James Briscoe. Jon Cline, Brad Cole & Greg Darden attended meeting by video conference.

**Roofs:** Patt Lothar stated the company doing repairs at Sunnyside would no longer do repairs. We had another company come out referred by our insurance company. That company recommended another company. The assessment was some needed whole replacement, some needed half replaced, and some needed repairs. There are leaks in every building.

There was discussion. Paul Hinman suggested we get an RFP/Scope of Services and hire a roofing professional or engineer to inspect the roofs.

Paul Hinman proposed to have an RFP done and hire a company to assess the roofs.

Robert Young stated we met with the contractor who put the roofs on. The contractor stated there is no warranty on the roofs due to the two named storms since the roofs have been installed. He stated we should re-approach upper clerestory windows, the flashing, and the parapet /fire walls. It is a good possibility leaks are coming from those area. The concrete has come apart due to buildings moving, causing repairs needing to be done. The buildings move causing walls to crack. Pros Roofing gave us a five-year warranty.

Jon stated we would have about \$43,000 at the end of the year in reserves. It was suggested to get different options for the owners.

**Motion was made** by James Briscoe to have Paul Hinman prepare an RFP/scope of services and hire an Engineering Consultant firm/firms to evaluate our roof situation and assess what needs to be done. Robert Young 2<sup>nd</sup> the motion. **Motion Carried.**

**Painting Contract Building One:** Robert Young discussed proposal from Rivas Painting. This proposal Includes material and labor for \$26,000. Does not include painting on the courtyard side. Patt Lothar reminded everyone this is included in the emergency motion made for building one which does not require 3 bids. There was discussion.

**Motion was made** by James Briscoe to move forward with the proposal from Rivas Painting Co., receive an additional proposal for the courtyard side, make any repairs needed to complete building one and complete the punch list. Paul Hinman 2<sup>nd</sup> the motion. Motion carried. Greg Darden sustained from motion.

**Building & Grounds Committee Chairperson-** It was decided to have Brad Cole and Robert Young complete building one project. Brad Cole will help with any problems that may arise before the end of

the year. Brad suggested we may change the structure of taking care of building and grounds. We will elect building grounds chairman in January.

**Motion was made** to adjourn by James Briscoe. Motion was 2<sup>nd</sup> by Robert Young. Meeting adjourned at 5:45 pm.

**RIVAS PAINTING COMPANY LLC**

8324 FIELDS STREET,  
PANAMA CITY BEACH,  
FLORIDA 32413  
MARIA OROZCO (850) 630-7792  
JOSE MANCIA (850) 319-8113



**BILL TO**

SUNNYSIDE BEACH & TENNIS RESORT  
TAMMI LINK ssbtpc@outlook.com  
22400 FRONT BEACH ROAD  
PANAMA CITY BEACH, FLORIDA 32413  
PH (850) 234-3385 (850) 532-5312

**INVOICE #**

134

**INVOICE DATE**

10/20/2020

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**Invoice Total**

**\$26,000.75**

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**DESCRIPTION**

**AMOUNT**

BULDING #9 UNITS 1-9

26,000.75

**PAINT AND SUPPLY**

50 GALLONS OF STUCCO PAINT LAXON RAIN COLOR  
20 GALLONS OF PAINT SUPERPAINT RAIN COLOR  
20 GALLONS OF TRIM SUPERPAINT MUDDY BLUE  
20 GALLONS OF PRIMER PROBLOCK  
5 CASES OF CAULK FAST DRY LATEX 950A  
1 BOTTLE OF PUTTY  
JOMAX, CLOROX, GASOLINE.  
MATERIALS TOTAL \$3120.00.

12% INSURANCE \$3120.00.

1. POWER WASH WHOLE BUILDING ICLUDE, WALLS DOORS, WINDOWS, PATIOS, AND FENCES.
  2. CAULKING ALL HOLES, CRACKS, UNIONS, AND TRIMS.
  3. PAINT STUCCO METALS IN THE ROOF AND WALLS AROUND.
  4. PAINT WALLS, TRIMS,AND CEILINGS FRONT PARKING SIDE.
  5. PAINT PATIOS AND FENCE FRONT PARKING SIDE.
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STUCCO WALLS AND METAL IN THE ROOF. 7,953 SQF X \$2.25 DOLLARS  
X SQF TOTAL PRICE \$17,894.00  
WALLS, TRIM, CEILINGS. 3,603 SQF X \$2.25 DOLLARS X SQF PRICE  
TOTAL \$8,106.75

## TERMS & CONDITIONS

PAINT BUILDING # 9 UNITS 1 - 9. CONTRACT  
PRICE \$26,000.75.

PAYMENTS: WE REQUIRE A 25% DEPOSIT OF THE TOTAL AMOUNT OF THIS CONTRACT AT THE  
BEGINNING OF THE JOB AND THEN 25% WHEN HALF OF THE JOB IS COMPLETED AND THE  
REMAINING BALANCE OF 50% PAYMENT WILL BE PAID WHEN THE JOB IS COMPLETE DONE.

ATT: MARIA OROZCO



COMPANY OWNER