



ANNUAL OWNERS MEETING MINUTES 10-21-23

Meeting was called to order at 2 P.M. In attendance: Paul Hinman, Nick Collida, Tony Brown, Robert Young, and Brad Cole.

Meeting properly noticed and sent to owners.

Richard called roll and established a quorum.

Election of meeting chairperson: Ross Hansen volunteered to be the meeting chairperson. There were no objections. Ross Hansen chaired the meeting.

Brad Cole made the motion to accept October 22nd meeting minutes as written, Robert Young 2nd. Motion passed unanimously.

Presidents report: Paul Hinman gave the presidents report. Paul thanked Nick and Maggie for a great job with last nights meal and Beverly Jacks, Cindy Hulsey, and Judy Davis for our decorations. Paul thanked the Sunnyside team: Richard, Crystal & Lloyd. “We are fortunate and have a really good team here.”

Volunteer vote counters appointed.

Robert Young made the motion to have Warren McPhillips, Beverly Jacks, and Cindy Hulsey be our 2023 volunteer vote counters. Brad Cole 2nd the motion.

Financial report: Paul gave the financial report, on behalf of Jon Cline. Last year we had reserve component as a separate assessment, rather than make it due each month with the regular association dues. That ended up being a bookkeeping challenge for Richard, Jon and Julie. We have decided for 2024 to combine the regular association operation expense component of our dues and the reserve component of our dues into a single monthly payment. There will be a separate assessment for insurance. The association expense has gone up nominally. The insurance could increase 30 - 40 percent, we are not budgeting quite that much. Our biggest liability is our roofs. Our last reserve study indicated it would be about 1 million to replace our roofs. Right now, we have about \$250,000 Reserves, and it will take 9 years to fully fund. Jon took the initiative to invest reserve funds in multiple banking institutions to stay within the FDIC limits to minimize exposure and to earn 5-5.25% interest. For more immediate funds Jon and Richard are utilizing a money market account, earning up to 2.4% interest.

CAM report: Richard gave the CAM report. The last payment for the insurance assessment was due October 1st. A reminder has been sent out. No one is over 90 days. The sidewalk project from HWY 98 to Kelly St. is underway. This project is set to be completed by April 2024. We will be creating a new owners directory. An email will be sent out requesting current contact information, as well as, birthdays. The 4th quarter Sunnyside Newsletter will be coming out soon. Please submit photos and recipes to be featured in our newsletter. Thanks again to everyone who contributed to the awesome party.

Building and grounds: Brad Cole gave the building and grounds report.

Discussed following:

Looking into replacing the steps to the beach & eventually a ramp, however a special assessment would be required to add a ramp.

Fence and Gate improvements on beachside to limit trespassing.

Storm Drain under parking lot – property is approaching 50 years old.

Lighting on courtyard side & drives.

2nd Palm Tree trimming would cost \$13k and would need special assessment.

(2 trimmings were not in the budget this year)

Currently have 2 wells, need additional well in the future. (Project guestimate \$20k)

Building & Grounds gave special thanks to Warren McPhillips on flagpole.

Building #4 (units 25-32) siding repairs complete.

Building #3 (units 18-24) repairs are next.

Building & Grounds Organizing projects by level of priority:

1. Building maintenance
2. Irrigation
3. Security.

Paul Hinman stated, “Our contract with Wow! ends in December 2024. We have reached out to: Firedog, Wow!, and Comcast, to get bids.

Insurance Report: Gene McGriff and Rob Tallent gave the insurance report. Gene McGriff handed out the annual insurance report. He estimates a 40% increase. Rob Tallent stated, if we can make it through hurricane season, then we may be able to create competition. Once hurricane season is over, we will be able to give you a better estimate. Rob will be advising the board of all the options. You will be receiving unit insurance information which includes, a hurricane preparedness guide, as well as contact information. Sunnyside is classified as flood zone X, so we are not required to carry flood insurance in this location, but I do recommend it. If the association does not, you can purchase your own coverage for your unit.

Election results: The newly elected board members are: Brad Cole, Paul Hinman, and Ronny Landrum. Congratulations.

Nicole Jones with our attorney's office supervised secret ballot counts with Sunnyside "vote counter volunteers"

Proxy Votes: Nicole Jones from Brandon Burg's law office observed.

Question 1- was unanimous with 37 yes votes, 0 no votes

Question 2- majority yes with 33 yes votes and 4 no votes.

Meeting adjourned at 3:40 P.M.