

**SUNNYSIDE BEACH AND TENNIS**  
**July 26th, 2025**  
**BOARD OF DIRECTORS' MEETING MINUTES**

Meeting was called to order at 10 A.M.

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

Absent: Tony Brown

Meeting properly noticed and sent to owners.

Robert Young **made the motion** to accept the minutes as written without reading aloud. Nick Collida **2nd the motion**. Motion passed unanimously.

**Report of Officers & Committees:**

**Presidents Report-** Paul Hinman gave the presidents report. We will be having a work session after the meeting to look at design options for the beach ramp after this meeting. We have had a land planner and Panhandle Engineering look at certain options. We met with the Florida Department of Environmental Protection and they gave us some parameters for design. We have asked our attorney what approval from the association would be necessary to move forward with it. We had some updates to our survey in the week of July 4th.

**Financial Report-** Jon Cline gave the financial report. Jon stated that we are up to \$763,000 in reserve cash. By end of 25 we will be north of \$800,000. We have about 41k set aside for the gulf deck. The only strain is the palm tree trimming that is performed early in the year because we haven't yet set the money aside but we manage it by pushing other things back. Our balances sheet is really good and getting better.

**Building & Grounds-** Robert Young gave the building and grounds report. Robert stated, we finished up building 6 (units #41-#46). We spent \$46,196 to totally refurbish the building, under budget cost. The next building we will be approaching is building 10. We are hoping we can get through the refurbishment with a minimal siding replacement.

Brad **made the motion** that any window causing damage to the siding during a building rehabilitation must be replaced at the owner's expense. Jon Cline **2nd the motion**. **Motion passed unanimously.**

Brad wanted to remind owners that trailers are not allowed to be parked on the grass. They must be parked in a parking space if they fit or in the designated storage area and all will be charged a storage fee. He also wanted to remind everyone that no motorized vehicles (golf carts, bikes, scooters, hoverboards, one wheels, etc...) are allowed on sidewalk.

**CAM Report-** We would like to welcome the new owners of Unit 33, Greg & Cheryl Wade. We would also like to thank them for joining our rental program. Owner's weekend is coming up, owners diner and the meeting. We have three seats coming up in 2026. I would like to reiterate the importance of paying your dues on time and the exact amount. ACH due payments are appreciated due to the efficiency. It has been a great season! Thank you to the owners that came to help out. Thank you Mike and Linda Turner

for hosting our parties. Thank you to our staff, Lloyd and Crystal for your hard work during the busy season.

**Rental-** Crystal Floyd gave the rental report. We have had a great 2nd Quarter. We ended up 31k above budgeted revenue. July was slightly less than projected. We are updating our rental unit photos. Let us know if you have made any upgrades or renovations and we will schedule a photo shoot. We received excellent reviews this year. We will begin working on our end of season deep cleans. I will also doing my annual inspection of the condos and send out my recommendations.

**Insurance-** Gene McGriff made the insurance report. The insurance renewal is in May of every year. Our insurance premium went up about \$6000, which is good considering our replacement cost appraised value was significantly higher. We are expecting a flat renewal next year but that depends on the coming hurricane season. Our excess from the assessment is placed in an ICS account earning interest to be applied to next years premium.

**New Business-** There was an incident on the beach the week of July 4th that resulted in verbal harassment directed towards Paul Hinman's family from a group of rental guests.

**Brad Cole made the motion** to have our attorney draft a letter to be sent to rental party involved warning them on Sunnyside code of conduct for future stays. As well as letter to all owners explaining disciplinary actions and stating they will be held responsible for their families and guests that use their condo. **Nick Collida 2nd the motion. Motion passed unanimously.**

Brad **made the motion** to adjourn. Paul Hinman **2nd the motion. Motion passed unanimously.** Meeting adjourned at 11:23 A.M.