



Summerwinds Board of Directors Meeting  
01/16/2026

The Board of Directors Meeting of Summerwinds Owners Association, Inc. was held Friday, January 16, 2026, 9:00 a.m. in the Summerwinds Clubhouse, 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Ed Downs and Nelson Hachem. By Zoom: Eddie Allen, Thomy Meier and Mac McArthur. Brad Boucher was absent due to work commitments. CAM – Kim Miculinich.

Owners present: Calvin & Janis Schnerch (1004), Judy Parks (304), Ray Pencak (1104), Ralph Hodek (801), Gail Pugh (1002), Betty Feagle (1201), Sandra Rollins (1205), and Paul Hansen (704). By Zoom: North Johnson (501), Maria McGaha (304), Denis & Dessie Koutsandreas (402).

Call to order at 9:00 a.m., Quorum established, proof of notice verified.

**Motion** was made by Ed Downs and seconded by Mac McArthur to approve the November 21, 2025 meeting minutes. Motion passed unanimously.

**Motion** made by Mac McArthur and seconded by Eddie Allen to accept the unaudited financials from October and November 2025 as prepared by A-List accounting. Motion passed unanimously.

**Motion** was made by Mac McArthur and seconded by Thomy Meier that we engage Howell CPA for fiscal year 2025 Audit and Tax return, \$7800. Also preparation of SW Sales Corp. Tax return, \$850. Motion passed unanimously.

**Motion** made by Eddie Allen and seconded by Ed Downs to reclassify expenses in the amount of \$18107.25 from non-structural reserves back to building maintenance expense and \$19453.00 from non-structural reserves back to cooling tower maintenance expenses.

Nelson Hachem reported on:

- Clubhouse decorating for Christmas
- Hospitality committee appointed Janis Schnerch, chair, Jill Hansen, Judy Parks, and Gail Pugh
- New Magnatek drive ordered for East Tower elevator to replace obsolete drive.
- Pool grout to be repaired week of 1/19/2026

**Motion** to not heat west pool during the months of January and February, made by Thomy Meier seconded by Mac McArthur. Motion passed Unanimously.

- Gail Pugh was appointed as internal audit liaison to the board.
- Paul Hansen was appointed as Insurance review liaison to the board.
- We are seeking volunteers to help with landscape design. Please speak with Ed Downs.
- Thomy Meier reported on the balcony project. Weather permitting, the balconies will be completed in February. The remaining milestone items will be done at the conclusion of the balcony project.

Meeting adjourned at 10:29 a.m.

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