



## Summerwinds Board of Directors Meeting Minutes

1/27/2023

Approved 3.31.2023

The Board of Directors meeting was held Friday, January 27th, 2023 at 10:00 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Angie Hart, Lee Parker, Gail Pugh, and Lisa Butler & Janet Roan. By phone- North Johnson. Managers present: Matt Johns

Owners present: Nick Campisi 1005, Reinhard Hanselka 1206, Ralph Hodek 801, Sandra Rollins 1205, Mark Pressnell 605, Don Daniels 401, Nonie Willard 203, & Ray Pencak 1104. By Phone- Tony Daughtry 103.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

14 Day Proof of Notice was verified.

A motion was made by Gail Pugh seconded by Lee Parker, to approve the December 12<sup>th</sup>, 2022 Meeting Minutes. Motion passed unanimously.

Angie Hart gave an overview of the 2022 Summerwinds Budget. Summerwinds budget was short \$69,583.74 at the end of 2022. Summerwinds was able to fund the shortage by using previous year's surplus of \$70,000 which came from Sales Corp management fees in 2022.

A motion was made by Gail Pugh, seconded by Janet Roan, to approve the November and December Monthly Financials. Motion passed unanimously.

A motion was made by Lee Parker, seconded by Lisa Butler, to approve the December Hurricane Financial Report. Motion passed unanimously.

A motion was made by Gail Pugh, seconded by Lee Parker, to approve the 2023 Revised Reserved Spreadsheet. Motion passed unanimously.

The Manager's Report was presented by Matt Johns. He explained the results from the Shutter Repair/ Swing Stage project. The project was a success and ended up in a \$1,600 surplus which was refunded back to the owners. The Maintenance Manual was also completed with the help from the maintenance men. The Maintenance Manual is a 32 page document explaining each maintenance process and systems shut off procedures. A copy was given to each Board Member. Matt Johns addressed the landscaping freeze from the end of 2022 and the plan to remediate in 2023.

Angie Hart informed the owners the Summerwinds Association has contracted Carr, Riggs and Ingram to perform an audit for 2022. Carr, Riggs and Ingram is the same firm Summerwinds used for their 2021 and 2022 audit.

Angie Hart presented Mark Pressnell's resume for consideration of the Summerwinds Board of Directors. Mark Pressnell has great history of managing large facilities, building contracting and serving as a board member of other associations. Gail Pugh made a motion, seconded by Lee Parker, to nominate Mark Pressnell to the Board of Directors. Motion passed unanimously.

Matt Johns gave an update on the Milestone Inspection Proposals. MK Weber's Proposal came in at \$9,720 and SEA& E's came in at \$9,000. Both engineering companies came highly recommended. In December's Board of Director's Meeting, the board voted to give Matt Johns the authority to choose which company but not to exceed a cost of \$12,500.

Meeting adjourned at 11:07 AM.

