



Summerwinds Board of Director's
Minutes of Meeting

10/14/2022

Approved- 12/12/2022

The Board of Directors meeting was held Friday, October 14th, 2022 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, Janet Roan, North Johnson, Gail Pugh. Lisa Butler by phone. Manager – Matt Johns & Katie Patronis present.

Owners present: Mark Pressnell 605, Nick & Carolyn Campisi 1005, Frank Spencer 1202, Sandra Rollins 1205, Judy Parks 304, Don Daniels 401, Lumis Brown 1003, Reinhard Hanselka 1206, Ray Pencak 1104. By Phone- Charlotte Gaston 205, Heather Meier 804.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

48 hour Proof of Notice was verified.

A motion was made by Lee Parker seconded by Janet Roan to approve the meeting Minutes from August 5th, 2022. Motion passed unanimously.

A motion was made by North Johnson, seconded by Janet Roan, to approve the August Financials. Motion passed unanimously.

A motion was made By Gail Pugh, seconded by North Johnson, to approve the purchase of the light pole from the Hurricane Account at a cost not to exceed \$5,000 from Current Electric. Motion passed unanimously.

A motion was made by North Johnson, seconded by Lee Parker, to approve the August Hurricane Financial. Motion passed unanimously.

Matt Johns gave the manager's report. Summerwinds will now be switching Fire & Safety vendors from AFPS to B&C Fire Safety. Also Summerwinds will be looking to find competitive pricing for our elevator contract. For the swing stage repair, Summerwinds is waiting on the parts to be received by PCB Shutters.

North Johnson gave a report on the Signage Committee's findings. They found some inconsistencies with the logos around the property. Specifically, some logos that were made in previous years are different from the signs that were made in recent years. North acquired two quotes, one from the UPS store which gave a \$200-\$600 price per sign and one from FL Graphix in the total amount of \$8,920. It was explained that due to budget constraints for 2022, spending money on signs would not be in the best interest of Summerwinds at this time. North thanked all members of the signage committee, Nonie Willard, Heather Meier, Gene Bruschi, and Lee Parker.

A motion was made by North Johnson, seconded by Gail Pugh, to table the signage replacement until the board feels it is necessary to take action. Motion passed unanimously.

President Angie Hart and Treasurer Gail Pugh presented information on the soundness of the Summerwinds Budget and Reserves. President Angie Hart gave a summary on the State of Florida's new requirement about the Milestone Inspection and Building Components Reserve Study process and the impact of what Florida's new Milestone Inspection Law will have on Summerwinds Reserve funding. Angie explained that the board's objective for the Hurricane money is to be strategically placed in the Summerwinds Reserves based on the different categories that Summerwinds received as insurance proceeds but chosen to postpone these repairs until a later date. These items include building painting, railings, garage doors, balcony/ breezeways and perimeter gate.

Gail Pugh made motion, seconded by Lee Parker, to allocate the Hurricane Michael insurance proceeds to the Summerwinds Reserves for; Garage Doors 76 replacements in the amount of \$78,961 in order to fully fund the garage door line item, Painting- Building line item in the amount of \$232,911, Railings-Buildings & Walkways line item in the amount of \$170,960 , Gates, metal in the amount of

\$20,000, and Balcony, Breezeway Repair in the amount of \$223,698 for a total of \$726,530. Motion passed unanimously.

Gail Pugh made a motion seconded by Lee Parker, to use the interest from the Summerwinds Reserve Account to create a Miscellaneous Expense line item on our reserve worksheet. Motion passed unanimously.

Gail Pugh made a motion, seconded by North Johnson, to combine Roof of Residence Buildings line item with Roofs of Other Buildings line item in the Summerwinds Reserves Worksheet into one line item. Motion passed unanimously.

Angie Hart explained the directive to Maintenance which is to document all systems and maintenance procedures and to ensure cross training of our maintenance men and CAM by the end of the year.

Lee Parker gave a presentation on the trend of insurance in the State of Florida. He explained the total cost of claims from Hurricane Michael reached 25 billion and that the current estimated cost of claims from Hurricane Ian are 175 billion. He believes insurance rates will continue to increase in 2023.

Gail Pugh explained that the Summerwinds dues for the coming year will not support our anticipated 2023 expenses; therefore, dues will need to increase. The main cause to the shortfall is the increase in insurance premium costs, and utilities.

Lisa Butler gave an update on the progress of the kitchen remodel. She explained the process of each step. Once the base cabinets are installed the countertop will be installed followed by the appliances. The final step will be plumbing. Lisa thanked Janet and Charlotte for their expertise and participation on the project.

Matt Johns made a recommendation to the board to discontinue the gate access upgrade discussion. He said owners have gotten much better about registering their guests which was the reason for the gate access discussion.

A motion was made by Lee Parker seconded by Gail Pugh to move \$955 allocated for Homeowner Memorial fund to Summerwinds Operating Account allocated for Ground Maintenance. Motion passed unanimously.

Meeting adjourned at 11:40 AM.