



Summerwinds Board of Directors Meeting  
11/21/2025

The Board of Directors of Summerwinds Owners Association, Inc. met Friday, November 21, 2025, 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, Brad Boucher, Thomy Meier and Mac McArthur. CAM – Kim Miculinich.

Owners present: Calvin Schnerch (1004), Sandy Hachem (502), Betty Feagle (1201), Judy Parks (304), Maria McGaha (304), Suzanne Steinke (901), Ray Pencak (1104), Ralph Hodek (801), Sandra Rollins (1205), Paul Hansen (704), and Kenneth and Brandy Moss (904). By Zoom: Tony Daughtry (103), Gail Pugh (1002), Helen Brown (401), Lisa Butler (201), Rudy Henselka (1206) and Alan Ballas (603).

Call to order at 9:00 a.m.

Roll call to establish quorum.

Proof of notice verified.

New owners, of unit 904, Kenneth and Brandy Moss were introduced.

Motion was made by Mac McArthur and seconded by Ed Downs to approve the October 17, 2025 meeting minutes. Motion passed unanimously.

Motion made by Brad Boucher and seconded by Thomy Meier to accept the unaudited financials from September 2025 as prepared by A-List accounting. Motion passed unanimously.

Motion was made by Eddie Allen and seconded by Ed Downs to accept the presented Budget with fully funded reserves. Total 2026 budget is \$1,351,155.00. The assessment per unit is \$18,766.04. Quarterly invoice will be \$4,691.51. Motion Passed unanimously.

Motion was made by Mac McArthur and seconded by Ed Downs to approve the signing of the renewal of the Line of Credit at Cadence Bank for 2 years by the board President.

Nelson Hachem reported on a conversation with attorney Mike Burke regarding Summerwinds Sales Corporation. Attorney Burke opined that no improper activity is taking place by or with Summerwinds Sales Corp.

It was reported that bids were being received by three companies to repair the grout in both swimming pools.

It was decided by those present that the Clubhouse decorating will occur on Monday December 1, 2025 at 1pm.

Motion was made by Eddie Allen seconded by Brad Boucher to proceed in obtaining quotes for the following urgent priority elevator needs. Two new drives to replace obsolete drives and door operator upgrades for all doors. In addition, a budget of \$45,000 was established for aesthetic upgrades including button inserts for door panels, stainless steel refurbishing, panel coverings, ceiling and lighting, and flooring. Cost to be funded from Reserves. Motion passed unanimously.

The next board meeting is scheduled for January 16, 2026 at 9am.

Meeting adjourned at 10:13 a.m.