



## **Minutes of Meeting**

**2/4/2022**

**Approved 3.4.2022**

The Board of Directors meeting was held Friday February 4, 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, North Johnson, Gail Pugh and Lisa Butler. Anne Montgomery by phone. Managers - Katie Patronis and Matt Johns present. Janet Roan – absent.

Owners present: Nick & Carolyn Campisi 1005, Betty Feagle 1201, Don Daniels 401, Suzanne Steinke 901, Nonie Willard 403, Sandra Rollins 1205, Ray Pencak 1104, and Mark Pressnell 605. By Phone- Reinhard Hanselka 1206, Ralph Hodek 801.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of notice was verified.

A motion was made by North Johnson and seconded by Lee Parker to approve Meeting Minutes of 12.3.2021. Motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve the November Financials as presented. Motion passed unanimously.

Angie Hart announced that Carr, Riggs, and Ingraham has finished 2020 audit of the financials and filed tax returns for the Summerwinds Sales Corp.

A motion was made by Lisa Butler and seconded by Gail Pugh to reconcile the 2022/2021 Summerwinds Reserve Schedule to the amount in the reserve bank account by adding \$571 to the interest income category on the 2022/2021 Summerwinds Reserve Schedule.

A motion was made by Gail Pugh and seconded by North Johnson to accept the December Financials as presented. Motion passed unanimously.

Angie Hart presented the budget variance report.

A motion was made by Gail Pugh and seconded by Lee Parker to submit our 2021 reserve schedule to the CPA with instructions to reconcile their audited amounts in each category at 12.31.21 to the Summerwinds Reserve Study as reported to our members in the 2002 Annual Budget. (See Attached)

A motion was made by North Johnson and seconded Lee Parker to approve the contract for building permits with Beaches Construction in the amount of \$12,500 to be paid out of the Hurricane Account. Motion passed unanimously.

A motion was made by Lisa Butler and seconded by Gail Pugh to pay for the stucco repairs in the amount of \$16,074 to Beaches Construction out of the Hurricane Account. Motion Passed unanimously.

A motion was made by Gail Pugh seconded by North Johnson to pay for the 6<sup>th</sup> floor east tile repair in the amount of \$1,850 to be paid out of the Hurricane Account. Motion passed unanimously.

A motion was made by Lisa Butler, seconded by North Johnson to pay for the increased cost of the clubhouse front door in the amount \$550 to be paid out of the hurricane account. Motion passed unanimously.

A motion was made by Gail Pugh seconded by North Johnson to pay Beaches Construction in the amount of \$2,636 for the paint touch ups to the stucco around the stairwell doors out of the Hurricane Account. Motion passed unanimously.

A motion was made by to Gail Pugh seconded by North Johnson to pay \$500 for the roll off dumpster for the stairwell doors, \$520 for the roof repair that was causing water intrusion in 1202, \$825 to Jack Husband for the sliding glass door inspection, and \$367 for the construction clean up for the tile replacement on the 6<sup>th</sup> floor, out of the Hurricane Account. Motion passed unanimously.

A motion was made by Lee Parker seconded by North Johnson to accept the December and January Hurricane Financials as presented. Motion passed unanimously.

Matt Johns presented the Managers Report.

North Johnson gave an updated report on the Comcast contract renewal.

Matt Johns gave the NOVA Water Intrusion Preliminary Report.

A motion was made by Lee Parker seconded by North Johnson to purchase two new boilers for equipment only not to exceed \$75,000 (to store on the property) to be paid out of the Hurricane Account. Motion passed unanimously.

Angie Hart thanked Nonie Willard, Judy Parks, Carolyn Campisi, Jill Hansen, Laura Darnell, Gail Pugh, and North Johnson for their effort in cleaning the kitchen pantry and decorating clubhouse for Christmas.

Meeting adjourned at 11:47 AM.