



Minutes of Meeting

3/04/2022

Approved

The Board of Directors meeting was held Friday, March 4th, 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. Anne Montgomery, by phone. Manager - Katie Patronis and Matt Johns present.

Owners present: Sandra Rollins 1205, Suzanne Steinke 901, Jackie McGuire 406, Don Daniels 401, Nonie Willard 403, Ralph Hodek 801, Mary Boyd Trussell 502, Raymond Pencak 1104, Nick Campisi 1005, Becky Fyke 204.

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 minutes from the March 4<sup>th</sup> 2022 Board of Directors meeting with a change to indicate Janet Roan had an excused absence. Motion passed unanimously.

A motion was made by Gail Pugh and seconded by Janet Roan to move \$35,000 from the Hurricane Account into the reserve account to be used exclusively for clubhouse interior renovations. Motion passed unanimously.

A motion was made by Janet Roan seconded by Gail Pugh to leave the leftover hurricane money from the entry door painting in the amount of \$120, the

maintenance room doors in the amount of \$1,084, the Glass Ventures contract for 905, 906, and 1102 in the amount of \$3,028, and clubhouse glass replacement in the amount of \$3,048 for a total of \$7,280 in the hurricane account. Motion passed unanimously.

A motion was made by North Johnson seconded by Lee Parker to approve an additional \$1,609 to pay for the boilers for equipment and installation out of the hurricane account. Motion passed unanimously.

A motion was made by North Johnson seconded by Lee Parker to move the boiler installation funds of \$40,199 from the Hurricane Account into the reserve account line item specifically for boilers. Motion passed unanimously.

Matt Johns gave the managers report.

Angie Hart announced that we have signed our engagement letter with Carr, Riggs and Ingram for Summerwinds 2021 financial audit.

Matt Johns gave a report on a new Liftmaster gate access system.

A motion was made by North Johnson seconded by Gail Pugh to table a vote for the gate access system until we receive updated quotes and get more information. Motion passed unanimously.

Matt Johns gave a presentation on the 2022 Landscape Budget. We will be adding landscape lighting to the palm trees and rocks to the east and west parking area closest to the building.

North Johnson gave an update on the Comcast Contract Renewal.

Matt Johns gave an update on the NOVA Water Intrusion Study. NOVA is complete with the testing and we will be getting there written report soon.

Matt Johns gave a presentation on Building Systems and Maintenance Schedule. This schedule will be used to provide structure to the maintenance men duties while also giving them credit for the work they do at Summerwinds.

Meeting adjourned at 11:33 AM.