



Minutes of Meeting

4/22/2022

Approved 5.28.2022

The Board of Directors meeting was held Friday, April 22nd, 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, Gail Pugh. Anne Montgomery, Lisa Butler, North Johnson by phone. Manager - Katie Patronis and Matt Johns present.

Owners present: Sandra Rollins 1205, Suzanne Steinke 901, Don Daniels 401, Nonie Willard 403, Raymond Pencak 1104, Nick & Carolyn Campisi 1005, Maria McGaha 304, Reinhard Hanselka 1206, Gene Bruschi 404. Heather Meier, Bill Willis, by phone.

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 Lee Parker and seconded by Janet Roan to approve the meeting minutes from March 4th, 2022. Motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve the January and February Financials. Motion passed unanimously.

Katie Patronis announced the candidates for the board for 2022. There are 4 vacancies on the Board of Directors. The association received four (4) Request to be a Candidate notices by the deadline. As there are only four (4) candidates to fill

four (4) vacancies, there will not be an election at the 2022 Annual Meeting. Summerwinds 2022 Board of Directors will be Angie Hart, North Johnson, Gail Pugh, and George Wade filling the four (4) vacant positions and returning for the second year of their term is Lisa Butler, Lee Parker, and Janet Roan.

A motion was made by Janet Roan seconded by Lee Parker to pay for the boiler change order of \$8,896 out of the Hurricane Account. Motion passed unanimously.

A motion was made by North Johnson seconded by Lee Parker to pay for the installation of the tile on the 7th floor east for \$2,000 and 10th floor west in the amount of \$2200 out of the Hurricane Account. Motion passed unanimously.

A motion was made by Janet Roan seconded by Lee Parker to approve the payment of \$550 for the inspection of 1205's front door out of the Hurricane Account. Motion passed unanimously.

Matt Johns gave the managers report.

Angie Hart presented the information on the reasoning behind changing insurance carriers.

A motion was made by North Johnson seconded by Gail Pugh to switch insurance from Acentria to Gallagher Insurance. Motion passed unanimously.

A motion was made by Lee Parker seconded by Gail Pugh to pay for the elevator door lock monitoring system in the amount of \$60,000 out of the Hurricane Account. Motion passed unanimously. The door lock monitoring system will be required by the DBPR by December 31, 2023. In this particular instance, the board decided to wave the policy requirement of having two bids on any contract over 20k. This was due to the fact that Otis is contractually our vendor of record and only Otis can perform work on the Otis proprietary elevator system.

Katie presented the 2022 management contract for \$5,600 a month. The contract is for April 1, 2022 through March 31 2023.

A motion was made by Lee Parker seconded by Gail Pugh to approve the management contract for 2022. Motion passed unanimously.

Angie Hart made a statement on the status of the litigation with LJB.

Matt Johns and Gail Pugh presented the results from The NOVA Water Intrusion Study who submitted their findings to Summerwinds on March 25, 2022. A comprehensive spreadsheet was presented listing the units with leaks and the recommended solutions given to the association by NOVA Engineering. Certified letters of corrective action will be sent to the owners of the units that NOVA found to be the source of the leak. Unit 206's leak was inspected by Atlas Engineering which had submitted their findings on Oct 20, 2021.

Angie Hart thanked Heather Meier and Charlotte Gaston for helping coordinate the beach chair service with Mike Albert. Angie presented a Summerwinds beach bag for their contribution.

Meeting adjourned at 11:53 AM.