



Summerwinds Annual Meeting Minutes

5/27/2023

APPROVED 9.1.2023

The Board of Directors meeting was held Friday, May 27th, 2023 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, Gail Pugh, North Johnson & Janet Roan. By phone- Lisa Butler. Managers present: Matt Johns

Owners present: Nick Campisi 1105, Sandra Rollins 1205, Nonie Willard 203, & Ray Pencak 1104, Calvin & Janis Schnerch 1004, Denis & Dessie Koutsandreas, Brad & Amra Boucher 302, Suzanne Steinke 901, Eddie Allen 1101, Helen & Lumis Brown 401, Betty Feagle 1201. By Phone- Dan Post 505.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

14 Day Proof of Notice was verified.

Election of Board Members: There are three (3) vacancies on the Board of Directors. The association received three (3) Request to be a Candidate notices returned by the deadline. As there are only three (3) candidates to fill three (3) vacancies, there will not be an election at the 2023 Annual Membership Meeting. Your 2023 Board of Directors will be Angie Hart, North Johnson, Gail Pugh, for a one year term, and Lisa Butler, Lee Parker, and Mac McArthur for a two year term.

Angie Hart introduced the new Summerwinds board for 2023-2024. Additionally, Brad Boucher was nominated by North Johnson, seconded by Lee Parker to fill Mark Pressnell's vacated board seat. Motion passed unanimously. Brad Boucher's term will end at the next Annual Membership Meeting in May 2024.

A motion was made by Lee Parker seconded by North Johnson, to approve the March 31th, 2023 Meeting Minutes. Motion passed unanimously.

Angie Hart gave brief summary of the Summerwinds Balance Sheet. She noted the total balance of the Reserve Account of \$2,386,256 which will yield 4% per year at a total of \$96,000 per year or \$8,000 per month.

Matt Johns gave the Budget Discrepancy Report. He explained the reasoning why budget line items were either over or under for the quarter. These items included Building Repairs & Maintenance, Cooling Tower Maintenance, Elevator, Grounds Maintenance, Pool Maintenance, Electric, Gas Boilers, and Telephone.

Angie Hart explained the Hurricane Financial Spreadsheets balance is approximately 179,000 and approximately \$16,000 has been allocated for projects. The total funds available are approximately \$158,00 and that balance would be saved for any unforeseen events.

A motion was made by Lee Parker, seconded by Janet Roan, to approve the March and April Hurricane Financial Report. Motion passed unanimously.

Angie Hart stated insurance renewal policy was not ready by the time of the meeting.

Meeting adjourned at 11:07 AM.