



Minutes of Meeting

5/28/2022

Approved 7/1/2022

The Annual meeting of the Summerwinds Association was held Friday, May 28th, 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. Manager – Matt Johns present.

Owners present: Nonie Willard 403, Nick & Carolyn Campisi 1005, Dennis & Dessie Koutsandreas 402, Reinhard Hanselka 1206, Anita Johnson 501, Suzanne Steinke 901, Ed Downs & Marylee Cooper 504, Rosalyn & Mark Pressnell, Brad & Amra Boucher 302, Tripp Wade 706, Maria Mcgaha 304, Tony Daughtry 103, Doug & Laura Darnell 303, Don Daniels 401, Charlotte Gaston 205, Betty Feagle 1201, Calvin & Janis Schnerch 1004, Sandra Rollins 1205, Becky Fyke 204. Pete Hart 1102. By Phone- Dan Post 505, Bill & Marsha Willis 206.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of 14 day notice was verified.

A motion was made by Gail Pugh and seconded by Lee Parker to approve the meeting minutes of 4/22/2022. Motion passed unanimously.

Gail Pugh gave a presentation on the budget variance report.

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

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

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

A motion was made by Gail Pugh and seconded by North Johnson to approve \$11,370 and \$730 for the garage repairs to be out of the Hurricane Account. Motion passed unanimously.

A motion was made by North Johnson and seconded by Lee Parker to approve the EFIS repair in the corner of the East Building which was found in the NOVA Water Intrusion Study, in the amount of \$2,591, to be paid out of the Hurricane Account. Motion passed unanimously.

A motion was made by Lee Parker and seconded by Janet Roan to transfer \$7,076 for the glass ventures payment for the sliding glass doors back into the Hurricane Account. Motion passed unanimously.

A motion was made by Lee Parker and seconded by Gail Pugh to transfer the landscaping amount of \$4155.80 from the Hurricane Account into the operating account to partially cover the cost of the landscaping lighting and landscaping rocks at the front of the building. Motion passed unanimously.

A motion was made by Janet Roan and seconded by Lisa Butler to approve \$25,000 to Structural Restoration & Coatings for the concrete repairs to the balconies, breezeways, and exterior stairwells to be paid out of the Hurricane Account. Motion passed unanimously.

A motion was made by Lee Parker seconded by Janet Roan to approve \$10,580 for the stairwell door caulking and thresholds by Beaches Construction to be paid out of the Hurricane Account. Motion passed unanimously.

Angie Hart gave a presentation on the Summerwinds Insurance Renewal with Gallagher Insurance. The premium amount for 2022-2023 is \$237,023,26 on \$35,647,747 total insured value. The major change from the expiring insurance policy is that the Named Storm Deductible has changed from a 5% deductible to a 2% deductible. According to Gallagher, this increase is consistent with all condos on the coast of Florida. The board is pursuing Named Storm Deductible buy down policy options.

Matt Johns gave an annual report on the past year accomplishments (attached).

Meeting adjourned at 11:09 am.