



9.01.2023

APPROVED 11.11.2023

Minutes of Meeting

The Board of Directors meeting was held Friday, September 1st, 2023 at 10:00 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Angie Hart, North Johnson, Brad Boucher, Gail Pugh, Lisa Butler, Mac McArthur by phone. Lee Parker had an excused absence. Manager – Matt Johns & Katie Patronis present.

Owners present: Suzanne Steinke 901, Reinhard Hanselka 1206, Nelson & Sandy Hachem 502, Judy Parks 304, Nick Campisi 1104, Janet Roan 1103, Helen Brown 401, Margarita Rodriguez 1006, Sara Keith 403, Ray Pencak 1004. By Phone- Ralph Hodek 801.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of notice was verified.

Gail Pugh made a motion seconded by North Johnson to approve the May 27th Annual Meeting Minutes Motion passed unanimously.

Lisa Butler made a motion seconded by North Johnson to approve the May 27th Organizational Meeting Minutes. Motion passed unanimously.

North Johnson made a motion seconded by Brad Boucher to approve the June 2nd Board of Directors Meeting Minutes. Motion passed unanimously.

Gail Pugh made a motion seconded by North Johnson to approve the July 10th Special Assessment Meeting Minutes. Motion passed unanimously.

Gail Pugh presented the Monthly Financials for the months of January to June.

Gail Pugh made a motion, seconded by Lisa Butler to approve payment in the amount of \$802.50 for attorney's fees to Burke Blue out of the Hurricane Account. Motion passed unanimously.

Angie Hart presented the Hurricane Financial Spreadsheets for May, June, and July. She also explained how Hurricane funds were borrowed for the Insurance Premium Shortfall in June and repaid in August.

North Johnson made a motion seconded by Brad Boucher to approve the Hurricane Financials for May, June, and July. Motion passed unanimously.

Matt Johns gave the Managers Report. A few points from the report were: the repair projects from the Milestone Inspection that can be handled in house will begin in November. The association is switching phone companies saving the association approximately \$8,000 per year, and the association has hired A List for bookkeeping and payroll. The cost of the new system will be within \$100 per month cost of the current process for payroll and bookkeeping.

Matt Johns explained that Florida Ch. 718 now allows for an increase in the amount an association is allowed to charge for an estoppel fee. The new amount allowed is up to \$299 per estoppel.

A motion was made by Gail Pugh seconded by Lee Parker to increase Summerwinds Association Estoppel Fee from \$100 to \$299. Motion passed unanimously.

A motion was made by North Johnson seconded by Lisa Butler to accept proposed rule change stating "Only the Summerwinds' Condominium Broker of Record is allowed to display signs which advertise property or unit for sale. Unauthorized placement of for sale signs by individuals other than the broker of record is strictly prohibited." Motion passed unanimously.

A few owners voiced their concerns about vendors parking, elevator pads, and garbage pick up days.

Matt Johns gave an update on the Line of Credit increase to \$550,000 which was voted on in the last meeting.

New owners Nelson & Sandy Hachem in 502, Alan & Rita Ballas of 603 and George & Sara Keith of 403 were introduced.

North Johnson made a motion, seconded by Gail Pugh, to adjourn the meeting. Motion passed unanimously.

Meeting adjourned 11:06 am.