



Summerwinds Board of Director's Meeting

9/23/2024

APPROVED 11/22/2024

The Board of Directors meeting of the Summerwinds Association was held Monday, September 23rd, 2024, at 4:00 p.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Gail Pugh, Ed Downs, Nelson Hachem & Mac McArthur.
By phone: Angie Hart, Lisa Butler, & Brad Boucher. CAM – Ashley Gilardi

Owners present: Suzanne Steinke (901), Sara Keith (403), Sandra Rollins (1205), Ralph Hodek (801), Alan Balas (603), Calvin & Janis Schnerch (1004).

Call to order at 4:02 p.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of 48-hour notice was verified.

Motion by Nelson Hachem, seconded by Mac McArthur, to approve Summerwinds' August 1, 2024, Board of Director's Meeting Minutes. Motion carried unanimously.

Matters related to new Business:

Approval of LOC (Line of Credit): Motion by Gail Pugh to renew the \$550,000 Cadence LOC and for Angie Hart to sign agreement, seconded by Mac McArthur. Motion carried unanimously.

Adjust Estoppel Charge: Motion by Gail Pugh to change the price of a SummerWinds Estoppel Certificate from \$299.00 to \$250.00, seconded by Nelson Hachem. Motion carried unanimously.

Matters related to Manager's Report:

'Private beach – registered guest only' signage: Discussion tabled during August 1, 2024, Board Meeting. Ashley Gilardi provided information from Deputy Bay County Attorney Brian D. Leebrick, "Bay County has not asserted any customary use claim in any area of the county. In 1997, SummerWinds signed a Beach Restoration easement agreement, effectively rescinding private beach status to avoid incurring beach renourishment costs. This easement ensures public access up to the 7-foot contour line, which in most instances extends to the edge of the dunes on most parcels." The Board of Directors declined the request for private beach signage due to potential liability to the association and the fact that private beach is not enforceable.

CAM provided update to hurricane preparations and noticed owners of \$75.00 charge for maintenance men to clear off patio furniture from balconies. The condo's company of record in SunBiz updated with the current officers and directors.

Reported the completion of B&C Fire Safety repairs from July's inspection. Necessary documentation was provided to insurance agent at FBBI.

Motion by Gail Pugh to adjourn, seconded by Ed Downs. Motion carried unanimously. Meeting adjourned at 4:26 p.m.