



Annual Meeting Minutes

Approved 6-17-2019

The Annual Members Meeting of the Summerwinds Owners Association, Inc. and Summerwinds Sales Corporation, Inc. was held Saturday May 25, 2019 at 9:00 a.m. in the Summerwinds clubhouse located at 6323 Thomas Drive Panama City Beach, FL 32408.

Meeting called to order at 9:00am

Present were the following Board Members: Reinhard Hanselka, Paul Hansen, Ray Pencak, John Schleusner, and Shirley Gaus.

Reinhard Hanselka reported the domestic water system is installed. It is a computer-controlled system with a back up system.

Summerwinds website is in development.

Safety and Security – perimeter fence is being addressed.

Grounds – John Schleusner reported Gary Breedlove, Nick and Carolyn Campisi, and Nonie Willard have given a tremendous amount of time on the grounds.

Rules & Regulations – no update

Personnel – Gordon Jenkins was hired in March to assist with maintenance.

Building – Hurricane update - Waiting for insurance approval to re-skin both buildings, new HVAC units for tower lobbies, tower windows. East tower will be repaired first. Windows and frames are ordered.

Finance Report – Shirley Gaus reported the 2017 audit is complete. Good audit with very minor entries needed. Separation of duties recommended. 2018 audit engagement letter has been signed. We are under budget for 2019; repairs and maintenance are being deferred when possible.

Insurance renewal – valuation went from 32-36 million. We expect rate will go up. 30-day extension granted.

Don Daniels reported on the \$36,000 temporary repair. \$11,500 to Williamson Brother contractor then fees were added to total \$36,000. Board approved the estimate to secure falling debris.

YPA turned in a 4 million estimate, then an updated 9.9 million dollar estimate. To date association has received 1.1 million dollar payment minus deductible of \$300,000. Association received \$779,000 toward repairs. Settlement to cover approx. \$250,000 for building repair on exterior, walkways, rails, and garages.

Owners with interior damage should contact their personal insurance company to file a claim.

Owner, Larry Perry, made a suggestion to hire a hurricane claim attorney and to file a Civil Remedy Notice.

Janet Roan asked about the owners who have large hole in the wall sheetrock and when it will be addressed.

Don Daniels reported current balance on hurricane account is \$249,594.18. LJB trust balance is \$704,439.78

Attorney Brian Hess will request all professional reports in electronic format from YPA and the mitigation report from Servpro.

BOD John Schleusner made a motion to authorize the 36,000 for emergency repairs second by Paul Hanson. Motion passes unanimously.

Reinhard adjourned the meeting at 11:36 a.m.