



Draft Until Approved
Minutes of Meeting

The SummerWinds Board of Director's Meeting of the SummerWinds Owner's Association, Inc. was held Saturday, May 4, 2019 at 10:00 am in the SummerWinds Clubhouse located at 6323 Thomas Drive, Panama City Beach, FL 32408.

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

Management: Katie Partronis, Association Manager

Owners present: Sandra Rollins-1205, Betty Feagle-1201, Don Daniels-401, Nick & Carolyn Campisi-1005, Thomy Meier-804, Ross Rehfeld – 306 Gary & Patsy Breedlove – 503, Van Hippler-904, George & Mary Boyd Trussell-502, Nonnie Willard-403, Michele Poulik-1106, Hilton & Margaret Aultman-806

Meeting was called to order at 10:00 am

Quorum was determined and proof of notice was verified.

Paul made a motion to pass minutes as written. Motion passed unanimously.

Reinhard reported meeting with attorney Brian Hess. Mr. Hess wrote a demand letter to YPA requesting confirmation if items submitted to iCat. YPA is communicating after demand letter. Bill Potter is no longer working our claim. We have a new YPA representative, Robert Hughes.

Don Daniels reported Brian Hess stated it is the association's responsibility to hold funds.

A construction meeting was held this past week with subcontractors to do a walk thru on both towers. LJB hired a structural engineer. We will replace the damaged windows with code compliant High Impact 140 mph Windows. Windows will be stabilized to mitigate further damage.

The water skid install by SS&E will be scheduled this week. Fire alarm system is working, the system is not fully functional until pull stations are installed. If smoke detector goes off in a unit, owner should initiate a Pull Station.

LJB stated scaffolding will be up for approx 8 weeks.

East building has cracks in the expansion joints in the wall that will be addressed.

The association engineer will sign off on any structural drawings and rebuild permits submitted to the county.

Metal roof on garages was compromised on some garages and will be addressed.

The association owes reserves \$388,000. We have spent \$448,000 to date. Insurance owes Summerwinds for hard expenses and invoices paid by SWOA. The association has 3 years to pay back reserve money.

Once construction begins, the BOD will set regular meetings for construction updates.

Meeting was adjourned by President Reinhard at 11:07am.