



Meeting Minutes

Approved 8-16-19

The Board of Directors work session was held Monday July 22, 2019 at 10:00 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Meeting called to order at 10 a.m.

Quorum was determined and proof of notice was verified.

Board members present: Ross Rehfeld, George Trussell, Jumana Murphy, Toni Rawlins via phone, Thomy Meier via phone, Ray Pencak via phone

Owners present: Sandra Rollins – 1205, John Schleusner – 102, Nonie Willard – 403, Don Daniels 401, Nick Campisi – 1005, Mary Boyd Trussell – 502, Angie Hart – 1102, Pat and Roy Spurlin – 802, Will Courtney – 104. Via Phone – Wayne and Carole Costley – 602, Ray Pencak – 1104, Toni Rawlins – 103, Randy & Gail Pugh – 1002, Van Hippler – 904, Thomy Meier – 804, Rebecca Fyke – 204.

Jumana made a motion to approve minutes from 7/8/19. Motion passed unanimously.

Ross reported the following:

- LOC renewed at same terms.
- First Aid kit installed in clubhouse.
- A beautification day will be scheduled.

- No report on Personnel.
- New pool cleaner cart on order.
- Bad drive on order for elevators.
- BRT – spoke to BRT regarding mold and caulk. Issue with lack of maintenance on windows and doors, BRT will repair ½ of all balconies have rust spots. In process.

In reference to motion to have an outside attorney to overview our contracts. There was a conference call with Ross, Katie and Bill Henry with Burke Blue.

Ross reported on construction project:

- LJB will provide lien Release for 36,000.
- Elevator vents need to be covered.
- We discussed railings and this work order is in progress.
- LJB suggested a contingency contract for the towers.
- If we request our money back, LJB will take out there 20% and other fees due.
- Any incurred cost directly related to the hurricane damages should be covered by insurance proceeds.
- Drawings are being drawn by Costa engineering. Drawings will be review by an Association engineer.
- Ross committed BOD will use best judgment to look out for all owners of Summerwinds. Need to secure envelope so owners are not living with issues. When a construction contract is developed, we will minimize risk to owners.

- Fencing contract was received by LJB. It is under review by BOD and tabled.

Ross discussed the \$750,000 with LJB. Preserve a working relationship with LJB. Larry wants to take out 20% plus other fees due. Ross will engage Brian Hess for a construction agreement.

Don reported on the LJB bid for clubhouse and amenity repairs is \$250,000 and YPA submitted the same items in an estimate at \$140,000 in Feb 2019. We've been paid \$13,000 by insurance.

Ross reported he contacted his insurance company and cannot open a claim for potential claim. Universal Property & Casualty said there is no deadline to file a claim.

Larry with LJB said there is another bid coming from Bel-Mac. Flex will be here on June 29 for warranty visit. Roof repairs will be scheduled after warranty visit.

Ross read letter received from attorney Jack Williams representing a few owners requesting the BOD hire an outside engineer to review construction and be involved in the rebuild. Ross cited the Declaration of Condominium stating if the estimate is over \$10,000 the construction fund should be disbursed upon approval of architect employed by the association. We need an architect or engineer and are going to determine when to engage for risk management while looking out for our finances. Will determine if they will supervise or develop a scope or work.

George said we should hire our own engineer; an advocate for the association. Do not want to pay for duplication of services but need an independent person.

George made a motion to investigate to find the most qualified engineer to supervise hurricane repairs and look out for the association. Thomy seconded the motion. Motion passed unanimously.

Motion to adjourn at 12:37 p.m.