



## Minutes of Meeting

**Approved 1-10-2020**

The Board of Directors meeting was held Thursday, September 19, 2019 at 9 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Ross Rehfeld, Toni Rawlins, Shirley Gaus via phone, Thomy Meier via phone, Jumana Murphy, Reinhard Hanselka, George Trussell via phone, Ray Pencak.

Management: Association Manager, Katie Patronis

Owners present: Nonie Willard – 403, Roy Spurlin – 802, Nick and Carolyn Campisi – 1005, Sandra Rollins – 1205, Van Hippler 904, John Schleusner – 102, Gene Bruschi - 404, Don Daniels – 401, Wayne and Carole Costley via phone – 602, Randy and Gail Pugh via phone – 1002

Called to order at 9:00 a.m.

Quorum was established and proof of notice was verified.

Ross reported Patrick Menke is no longer our adjuster with iCat. Keystone engineering report ordered by iCat received. Waiting on iCat to determine status of roof replacement.

Toni made a motion to pay Servpro \$178,701.55 with a letter that this is full payment with no further payments expected, second was made by Reinhard. Motion passed unanimously.

We owe reserves \$388,000. We will develop a plan to pay back the reserves.

Ross reported a recommendation to hire Bill Henry with Burke Blue. Reinhard made a motion hire Burke Blue as association attorney and release Brian Hess as attorney. Second was made by Toni, motion passed unanimously.

Toni made a motion to engage our attorney, Bill Henry, to take the first step in terminating the contract between YPA and Summerwinds Owners Association, second was made by Thomy. Motion passed 5-2

Ross reported LJB Restoration returned \$617,435 with additional \$35,039.81 in charges deducted.

Toni made a motion to engage William Henry to terminate current contract with LJB and Summerwinds Owners Association. Second was made by Jumana. Motion tabled.

Toni made a motion to engage William Henry to investigate ramifications of terminating contract with LJB. Second was made by Reinhard. Motion passes 4-2, Thomy abstained.

Toni made a motion that going forward that we acquire two or more bids by local or known construction company per our bylaws, second by Reinhard. Motion passed unanimously.

BRT has material on order to remove rust spots. BASF is addressing issues with sealant on 505.

Ross resigned his position on the Board of Directors.

Meeting was adjourned by Ross 10:57 a.m.