



Minutes of Meeting

Approved 1-10-2020

The Board of Directors meeting was held Monday, December 9, 2019 at 2:00 p.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Called to order at 2:00 p.m.

Quorum was determined and proof of notice was verified.

Board members present: Toni Rawlins, Reinhard Hanselka, Jumana Murphy via phone, Ray Pencak. Association Manager, Katie Patronis present.

Owners present: Nonie Willard – 403, Roy Spurlin – 802, Van Hippler - 904 via phone, John Schleusner – 102, Don Daniels – 401, Janet Roan – 1103, Nick Campisi - 1005, Lee & Darlene Parker – 503, Ralph Hodek 801, Gail Pugh 1202 via phone

Proof of notice was verified.

Reinhard made a motion to approve the minutes from the Oct. 25th meeting.

Katie reported on the search for a hurricane repair contractor. Bids were requested from eight contractors. Three submitted bids, C-Sharpe, Russell Construction, and Claremont Construction. Bids ranged from \$257,000 to \$1,400,000. Bids covered the EFIS damage in eight areas and replacing 24 windows in the foyer lobbies, and replacing the PTAC units in each lobby.

Toni relinquished the chair to VP Reinhard.

Toni made a motion to select C-Sharpe as the contractor for Summerwinds, second was made by Jumana, motion passed unanimously.

Reinhard relinquished the chair back to Toni.

Reinhard made a motion to add Don Daniels as Hurricane Financial Officer to include duties previously, second was made by Ray, motion passed unanimously.

Reinhard requested Katie contact SS & E to order HVAC units and notify them we have a contractor.

Toni reported Bel-Mac completed temporary repairs to the roof. Bel-mac submitted a proposal to make additional repairs to the tower roofs and metal roofs.

Toni provided an update on termination of YPA and LJB construction. The SW attorney sent letters as previously discussed. YPA rejected the termination and referenced the signed contract with Summerwinds. LJB also sent a letter, but our attorney stated our contract with LJB is fulfilled.

Reinhard made a motion to ratify the action of the association attorney to terminate LJB Construction, second was made by Ray, motion passed unanimously.

Toni reported the BOD tabled the valve replacement project. We have one bid for the beach stairs and walkway. Bid is \$7,884. We are also waiting on bids for the perimeter fence.

Meeting was adjourned at 4 p.m.