



## Minutes of Meeting

The Board of Directors meeting was held Friday, March 26th, 2021 at 10:00 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Angie Hart, Lee Parker, Janet Roan, North Johnson, Gail Pugh. Anne Montgomery, Lisa Butler by phone. Manager - Katie Patronis present. Officers present: Don Daniels.

Owners present: Pam Perry - 905, Ray Pencak - 1104, Ralph Hodek - 801  
Owners present by phone: Betty Feagle - 1201, Bill & Marsha Willis - 206, Sandy Rollins – 1205, Jeffery Harrison – 605, Thomy & Heather Meier - 804.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of notice was verified.

Angie Hart invoked presidential privilege to deviate from the agenda to introduce Mike Burke, our attorney. Mike Burke gave an update on the LJB lawsuit.

A motion was made by Lee Parker and seconded by Janet Roan to approve minutes from the March 3<sup>rd</sup> Board of Directors meeting motion passed unanimously.

Don Daniels gave Hurricane Michael update.

A motion was made by Lee Parker and seconded by Janet Roan to approve the \$2,833.50 change order for C-Sharpe 1003, 1103, 1203 Restoration Project to be paid out of the Hurricane Account; motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve the change order from C-Sharpe on the Entry Door Project crediting SummerWinds for \$20,575 to be paid out of the Hurricane Account; motion passed unanimously.

A motion was made by North Johnson and seconded by Lee Parker to approve paying Glass Ventures \$148,508.00 out of the Hurricane Account for work completed and the remaining balance to be paid upon completion of the punch list; motion passed unanimously.

Katie Patronis gave the manager's report.

A motion was made by Gail Pugh and seconded by North Johnson to approve \$3,289.00 change order on the Glass Center project to be paid out of the Hurricane Account; motion passed unanimously.

A motion was made by Lee Parker and seconded by North Johnson to approve hiring Glass Ventures to replace the south side clubhouse doors for \$7,700 to be paid from the Hurricane Account; motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve hiring Boyd Specialties to replace 24 emergency exit stairwell doors for \$61,780 to be paid out of the Hurricane Account; motion passed unanimously.

A motion was made by Lee Parker and seconded by North Johnson to approve the contract agreement for association management with Century 21 Ryan Realty; motion passed unanimously.

Gail Pugh gave the water intrusion report.

A motion was made by Gail Pugh and Seconded by North Johnson to approve requiring all owners with tile to seal their grout at the expense of the owner; motion passed unanimously.

A motion was made by Gail Pugh and seconded by North Johnson to approve spending \$11,285.00 to order furniture for the clubhouse to be paid from the Hurricane Account; motion passed unanimously.

Meeting adjourned at 11:36 am.