



9/3/2021

Approved 10-21-2021

Minutes of Meeting

The Board of Directors meeting was held Friday, September 3rd, 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. Lisa Butler by phone. Managers - Katie Patronis and Matt Johns present. Officers present: Maria McGaha .
Anne Montgomery had an excused absence due to medical procedure.

Owners present: Reinhard Hanselka - 1206, Ray Pencak - 1104, Rosalyn & Mark Pressnell – 103&605, Maria McGaha - 304, Nick & Carolyn Campisi – 1005, Judy Parks 304, Frank Spencer 1202, Don Daniels 401, Suzanne Steinke 901.

Owners present by phone – Van Hippler 904, Bill & Marsha Willis 206, Charlotte Gaston 205 ,Sandra Rollins 1205, Paul Hansen 704.

Call to order at 10:00 a.m.

Pledge and prayer.

Roll call to establish quorum.

Proof of notice was verified.

A motion was made by Lee Parker and seconded by North Johnson to approve Meeting Minutes of 5.28.2021. Motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve May, June, July, of 2021 monthly financials; motion passed unanimously.

Mark and Rosalyn Pressnell were introduced as new owners.

The Hurricane Financials Spreadsheet and The Budget To Actual Comparison was presented by Katie Patronis.

A motion was made by Gail Pugh to approve the Ladies Bathroom and Trash Doors for \$2,916, portico Thomas Dr lights \$4,472, painting the 24 stairwell doors for \$2,400, Gulf Coast Leak Detection for \$1,470 to be paid out of the Hurricane Account. Seconded by Lisa Butler. Motion passes unanimously.

Matt Johns was introduced as a new CAM.

Katie Patronis read the Manager's Report.

A motion was made by Gail Pugh and seconded by North Johnson to approve up to \$500 expense to renew our line of credit. Motion passed unanimously.

Gail Pugh made a motion seconded by Lisa Butler to hire Nova engineering look at our water intrusion at the cost of \$1,500 to be paid out of the Hurricane Account. Motion passed unanimously.

North Johnson gave an update on Xfinity service.

North Johnson gave a recommendation on replacing boilers. A motion was made by North Johnson and seconded by Lee Parker to set aside \$75,000 from the Hurricane account to replace the boilers when needed. Motion passed unanimously.

A motion was made by North Johnson and seconded by Lee Parker to approve a reserve study done by Sedgewick at a cost of \$4,980 to be paid out of the Hurricane Account. Motion passed unanimously.

Angie presented and gave details on the contractor's page.

Lisa Butler presented building fire codes on the use of grills. The current edition of the Code is based on the 2015 NFPA 1 Fire Code. With respect to cooking equipment, Section 10.10.6.1 prohibits using or kindling hibachis, grills, or other similar devices for cooking, heating, or any other purpose on any balcony, under any overhang portion, or within 10 feet of any structure, other than in one and two-family dwellings. However, Section 10.10.6.1.1 allows listed electric portable, tabletop grills, or other similar apparatus, so long as they do not exceed 200 square inches of cooking surface.

A motion was made by Lisa Butler and seconded by North Johnson to amend our rules to reflect current state fire codes about allowing the use of electric grills on balconies. Motion passed unanimously.

Meeting adjourned at 11:38 am.