



Minutes of Meeting

The Board of Directors meeting was held Friday, March 5th, 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, Lisa Butler, Gail Pugh. Manager - Katie Patronis present. Officers present: Don Daniels.

Owners present: Reinhard Hanselka - 1206, Pam Perry - 905, Charlotte Gaston - 205, Ray Pencak - 1104, Jeannie Smith - 103, Maria McGaha - 304, Nick Campisi - 1005.

Owners present by phone: Denis Koutsandreas - 402, Paul & Jill Hansen – 704, Wayne & Carol Costley - 602, Betty Feagle - 1201, Judy Parks - 304, Bill & Marsha Willis - 206, Sandy Rollins - 1205.

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 Lisa Butler to approve December 2020 and January 2021 monthly financials; motion passed unanimously.

Don Daniels gave Hurricane Michael update.

A motion was made by North Johnson and seconded by Lee Parker to approve repaying the loan in the amount of \$388,452.23 from the Hurricane Michael account back to the Reserve Account; motion passed unanimously.

A motion was made by Gail Pugh and seconded by North Johnson to approve \$1,516.50 overage on the following projects: clubhouse paint project - \$516.50, Classic Carpet tile work - \$150.00, J&R tile work - \$800, J&R tile work under lobby A/C's \$50.00; motion passed unanimously.

Katie Patronis gave the manager's report.

Lisa Butler introduced Pam Perry and Charlotte Gaston to give a presentation for the long term plan for the clubhouse.

A motion was made by Lisa Butler and seconded by Gail Pugh to approve hiring MidSouth Lumber to replace the maintenance room and pump room doors including hardware. The project will be paid for out of the Hurricane Michael account not to exceed \$7,000; motion passed unanimously.

A motion was made by Lee Parker and seconded by North Johnson to approve hiring Emerald Coast Paintress, LLC to repaint 20 entry doors for \$2,120. This is to be credited back to SummerWinds from the entry door project with C-Sharpe; motion passed unanimously.

Gail Pugh gave the water intrusion report.

A motion was made by Gail Pugh and seconded by Lee Parker to approve hiring Beaches Construction for waterproofing balconies for \$2,520 to be paid out of the Hurricane Michael account; motion passed unanimously.

A motion was made by Gail Pugh and seconded by Lee Parker to approve hiring Beaches Construction to repair cracked EFIS on both towers not to exceed \$650 paid for out of the Hurricane Michael account; motion passed unanimously.

A motion was made by Gail Pugh and Seconded by North Johnson to approve paying Jackie Martin \$1,000 for drywall repair in unit 1103. This is to be credited back to SummerWinds from C-Sharpe; motion passed unanimously.

A motion was made by Lisa Butler and seconded by Gail Pugh to approve spending up to \$3,000 for new ceiling tiles to be installed in the clubhouse; motion passed unanimously.

Katie Patronis presented a resolution to hold elections only and postpone the annual meeting until the State of Emergency due to COVID is lifted. The proposed resolution was approved unanimously.

Meeting adjourned at 12:08 pm.

**RESOLUTION OF THE BOARD OF DIRECTORS OF
SUMMERWINDS OWNERS ASSOCIATION, INC.
REGARDING ANNUAL MEMBERSHIP MEETING ELECTION**

THIS RESOLUTION is adopted this 5th day of March, 2021 by the Board of Directors of Summerwinds Owners Association, Inc. (the "Association").

WHEREAS, the Association is an entity operating pursuant to Chapter 718, Florida Statutes, and

WHEREAS, the Association governs and administers the Common Properties and other properties subject to the Declaration of Condominium, as amended, at Summerwinds Condominiums located in Bay County, FL; and

WHEREAS, Governor Ron DeSantis, governor of the State of Florida, has declared a state of emergency for the entire State of Florida as a result of COVID-19, and pursuant to that declaration has issued various executive orders in effect as of the date of this Resolution which prohibit social gatherings greater than ten people and restrict movement and personal interactions to only limited essential activities of all persons in Florida; and

WHEREAS, the Association is required to have an annual membership meeting and such annual membership meeting as normally held would violate applicable executive orders of the Governor; and

WHEREAS, the Association board of directors has determined that, pursuant to emergency powers authorized by Chapter 718, the Declaration of Condominium and/or By-Laws of the Association, it could hold the election of directors of the board of the Association on May 28, 2021, in such a manner that it would not violate applicable executive orders of the Governor, but otherwise the Association will postpone all other regular business of the annual owners' meeting until such time as the Governor's restrictions are lifted.

NOW, THEREFORE, be it resolved that the Association will hold an annual meeting on May 28, 2021 at 9:00 am (CT), and the only business to be conducted at that time will be to count the ballots submitted and received for election of the board of directors and announce the election results. Ballots can be delivered by mail or other postal method to be received no later than 9:00 am (CT) May 28, 2021, or hand delivered to the Clubhouse entrance prior to the meeting. All other business included in the Agenda for the Annual Membership Meeting will be postponed to a later time.

By the Secretary's signature below, show that such resolution was APPROVED AND ADOPTED by the Board of Directors this 5th day of March, 2021.

By: Katie Patonis
Katie Patonis
Board Secretary