



Minutes of Meeting

Approved 1-10-2020

The Board of Directors work session was held Friday September 6, 2019 at 3 p.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Present were the following board members: Ross Rehfeld, Toni Rawlins, Jumana Murphy, Reinhard Hanselka, George Trussell, Ray Pencak.

Management: Association Manager, Katie Patronis

Owners Present: John Schleusner – 102, Gene Bruschi – 404, Don Daniels – 401, Sandra Rollins – 1205, Van Hippler - 904, Betty Feagle 1201, Gail Pugh via phone - 1002.

Meeting was called to order at 3:00 p.m.

Quorum was established and proof of notice was verified.

Reinhard made a motion to approve meeting minutes from 8-16-2019.

Ross reported on agreement with Southeastern Consulting Engineers. Herman Zachral with high-rise experience will be assigned to Summerwinds and engineer is Jack Husbands with Southeastern Consulting Engineers. Engineer will oversee and authorize payment for work completed and will work at an hourly rate. Review of Southeastern Consulting Engineers, Inc proposal with changes made.

Proposal will be updated and approved by an attorney. George moved to approve the contract once fees are to the BOD satisfaction, 2nd by subject to negotiations and attorney review, second by Toni Rawlins. Motion passed unanimously.

Ross reported that the frames are in at The Glass Center. Brian is working on getting our money back and finalizing an agreement with LJB.

We have \$1,056,386.72 in the Summit Bank Hurricane Account. Toni will speak with Shirley about a proposed timeline for repaying reserves.

Unit 1003 is taking in water in the ceiling next to sliding glass door in living room. If it is deemed to be hurricane damage it may be covered under Association's policy. Toni suggested we get cost, and specify that cost may be recovered, and submit to YPA. Draft a letter to owners of these units. Unit 105 has water intrusion in master bedroom.

Toni recommended getting bids if board agrees to replace the domestic water valves.

HVAC loop issue needs to be addressed in the future.

Walkway to the beach supports need to be replaced. Request bids for repair.

Budget planning for 2020 will begin in October. Insurance increase in 2019 will have to be addressed.

Motion to adjourn at 4:49 p.m. made by George, seconded by Toni.