



Summerwinds 2025 Board of Directors Meeting
3/28/2025

The Board of Directors Meeting of the Summerwinds Association was held Friday, March 28, 2025, at 10:00 A.M. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

Board members present: Angie Hart, Gail Pugh, Lisa Butler, Ed Downs, and Nelson Hachem. By phone: Brad Boucher. CAM – Kim Miculinich. Excused Absence: Mac McArthur.

Owners present: Suzanne Steinke (901), Sandy Hachem (502), Judy Parks (304), Sandra Rollins (1205), Ralph Hodek (801), Sara Keith (403), and Alan Ballas (603). By phone: Tony Daughtry (103), Helen Brown (401), Bill & Marsha Willis (206), Dan & Lois Post (505), Heather Meier (804), Janet Poulik (1106)

Call to order at 10:00 A.M.

Pledge and prayer.

Roll call to establish quorum.

Proof of notice verified.

Motion was made by Nelson Hachem, seconded by Lisa Butler, to approve Summerwinds' January 31st, 2025, Meeting Minutes. Motion carried unanimously.

Motion made by Nelson and seconded by Lisa to approve January and February financials as presented. Motion carried unanimously.

Manager's report:

Motion was made by Gail and seconded by Ed that we take the amounts from the corresponding line items from the traditional reserve account:

Garage door painting in the amount up to \$14,000 taken from Line 5, Cooling tower repair in the amount of \$19,453 from line item 18, and Elevator lobby tile in the amount of \$7,850 from interest earned in 2024. Motion carried unanimously.

Generator Exhaust pipe replacement in the amount of \$2,750.01 and new pool heater in the amount of \$7,170.55, and SIRS Report final expense in the amount of \$5,020 (Budgeted in 2025). We have contracted with a new Lawn care chemical company, Wayne's Pest control.

Rules and Regulations state that any water heater over 12 years needs to be replaced at the homeowner's expense. An audit was performed, and it has been noted that many owners have surpassed that 12 year estimated life expectancy. Letters will be sent out to units affected.

New Business:

- a. Parking Lot resurfacing: Nelson gave a status report. There was discussion regarding the aging water pipes underneath the surface.
- b. SIRS (Structural Integrity Reserve Study) We are awaiting the final report. Gail made a motion to recommend owners vote to move from line item to pooled reserve funding, as recommended by the SIRS study, seconded by Nelson. Motion carried unanimously.
- c. Tile on balconies: Motion made by Nelson and seconded by Lisa that tile is no longer allowed to be installed on balconies, and when current tile is removed it will be at the owner's expense. Motion carried unanimously.

Old Business:

- d. Report on Cable survey by Brad Boucher: He had a total of 22 responses to his survey, of the 22 responses: 90% were happy with availability of service, 30% currently don't stream, 70% of owners still use traditional TV (cable), 80% happy with WIFI capabilities inside unit, and 65% haven't upgraded their equipment from the standard given through our contract
- e. Landscape report by Lisa: Recommends that we remove some of the overgrown vegetation at the front of the property.
- f. Responsibility of Owners vs. Association: A draft was prepared for review by the board before disseminating it to owners for their review.
- g. Motion was made by Nelson to table discussion regarding electric vehicle charging, seconded by Gail. Motion carried unanimously.

Adjournment: Motion by Gail to adjourn, seconded by Nelson. Motion carried unanimously. Meeting adjourned at 10:58 A.M.