



Approved 7-22-2019

Minutes of Meeting

The Board of Directors work session was held Monday July 8, 2019 at 10:00 a.m. in the Summerwinds Clubhouse at 6323 Thomas Drive, Panama City Beach, FL 32408.

President Ross Rehfeld called the BOD work session to order at 10:10 a.m.

Quorum and proof of notice confirmed.

Board members present: Reinhard Hanselka, Toni Rawlins, Thomy Meier, Ross Rehfeld, Ray Pencak, Association Management: Katie Patronis, CAM was present.

Owners present: Suzanne Steinke – 901, Sandra Rollins – 1205, John Schleusner – 102, Nonie Willard – 403, Becky Fyke – 204, Betty Feagle – 1201, Don Daniels – 401, Nick Campisi – 1005

Toni made a motion to approve meeting minutes from 6-17-2019, second by Reinhard, motion passed unanimously.

Grounds Update: John Schleusner reported a contract was signed with Trees R Us to trim palms twice this year. 6k estimate for replacing the large palm in front of the clubhouse. Four palms need to be replaced.

Chemical Manager/ Pools: Reinhard recommends new pool cleaning equipment to save on chemicals. Pool pavers need permanent repairs after summer season. We have two pool pumps ordered.

Personnel: Reinhard reported personnel reviews were conducted last week with Dave and Gordon.

Safety and Security – Ross reported First Aid Kit will be installed in clubhouse. AED training needed. Water hose around beach area needs repair.

Rules & Regulations – dogs over 25 lbs are not allowed on property.

Toni made a motion that the Clubhouse can be reserved for a maximum of 49 people per fire code. The pool, gazebos, and exercise room, cannot be reserved. Second by Reinhard, passed unanimously.

Systems – Reinhard reported 4th pump on water skid needs to be operational.

Reinhard, Shirley, and Ross will renew \$350,000 LOC in Dothan with Summit Bank.

Construction Committee recommends the following: motion from committee to get a consult from an independent attorney for guidance on current status based on agreements in place. Reinhard moves we hire Burke Blue to asses our current situation and give recommendation to the Association. Cost associated up to \$10,000, second by Toni. Motion passed unanimously.

Don Daniels will review common area estimate for duplication.

Motion by Toni to get proposals to permanently repair front and back railings with correct alloy, second by Reinhard. Motion passed unanimously.

Motion by Reinhard to get proposals to make permanent repairs to perimeter fencing with access gate on east side, second by Toni. Motion passed unanimously.

Motion by Reinhard to act on the Bel-Mac proposal to repair roof as recommended by Bel-Mac, second by Thomy. Motion passed unanimously.

Flex will be scheduled to establish warranty is intact.

Reinhard made a motion that the elevator vents in shaft need to be capped. Motion tabled.

iCat will be here between July 30-Aug 1 to test windows and doors.

Meeting adjourned at 11:59 a.m.