

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
[JANUARY 28, 2023]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, January 28, 2023, a Board of Directors Meeting was called to order by Tammy Mercer at 9:19 AM. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark (zoom), Deborah Moffa and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were Mike Moffa, Vera & Bob Knapp, Mr. & Mrs. Steve Swiler, Mr. VanHooser, Michael Rasmussen, Mr. & Mrs. John Drummond, Tina Watkins, David Mills, Randy Ortega, and Ms. Pryor. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [OCTOBER 8, 2022 AND NOVEMBER 19, 2022]:

Tammy Mercer requested a motion to approve the meeting minutes from October 8, 2022 and November 19, 2022.

MOTION #1: John Moore made the motion to approve the meeting minutes from October 8, 2022 and November 19, 2022. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated that we are chasing leaks in the building. Have problems with caulk around windows and sliding glass doors. There are drainage problems in bathrooms. Windows / doors replacement is off agenda for today.

B. TREASURERS REPORT:

Nicole Hallmark stated that the December 2022 finals have been approved and are available on the Perdido Sun Association website.

C. FACILITIES REPORT:

Tammy Mercer stated things are going well. Indoor pool deck has been painted. Pool bathrooms have safety mats and new shower curtains. Pool drains will be replaced by July for state compliance. Plants on the grounds survived the freeze. Gift shop is doing well. Some balcony railings need painting. Condominium sales at the Perdido Sun are quick.

D. BEAUFICATION COMMITTEE REPORT:

Vera Knapp stated that the committee overbudgeted by \$903. because we had to hire a professional to install the bricks and dig out along the beach side grills. The Hallmark's (unit 900) trimmed the bushes and pulled weeds. The committee will ask for \$1500. or \$2000. to complete plants in containers.

4. GUEST: ALEX BOWEN, KEY CLAIMS CONSULTANTS:

This was cancelled for today's meeting.

5. ACTION ITEMS:

A. RIGHT OF FIRST REFUSAL FOR:

Tammy Mercer requested a motion to reaffirm the RIGHT OF FIRST REFUSAL for the following units: Unit #108: \$500,000 and Unit #516: \$640,000.

MOTION # 2: Eddie Zarahn made the motion to reaffirm the Right of First Refusal for Unit #108 for \$500,000. And Unit #516 for \$640,000. Motion was seconded by John Moore . Motion passed 5-0.

B. REAFFIRM PAST POLICIES AND PROCEDURES:

Tammy Mercer stated the following policies required no revisions except building security and owner's guidelines that all doors are locked twenty four hours and requested a motion to reaffirm and approve the following policies and procedures: Association Right To Access Units, Collection of Past Due Accounts, Equal Opportunity Employment, Estoppel Certificates, Leaving Items on Breezeway, Owners Time to be Heard, Pet Policies, Social Room, Building Security, Guest Guidelines, Owner Guidelines and Pool Checks and Wristbands.

MOTION #3: John Moore made the motion to reaffirm the following past policies and procedures listed above with the only exception adding to Building Security and Owner's Guidelines that doors are locked twenty four hours. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

C. APPOINT FIVE MEMBER DISASTER TEAM FOR 2023:

Tammy Mercer opened discussion to appoint a five member disaster team for the 2023 Hurricane Season. Two board members, two owners, and Association CAM volunteered to serve. A motion was requested to appoint Eddie Zarahn, Curtis Davis, Tammy Mercer, Pat Green and Steve Brandon as the 2023 Disaster Team. These are the same individuals on the 2022 team.

MOTION #4: John Moore made the motion to appoint Eddie Zarahn, Curtis Davis, Tammy Mercer, Pat Green and Steve Brandon as the 2023 Disaster Team. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

D. APPROVE PROPOSALS:

Tammy Mercer stated the following about each item.

General Maintenance

Our generator needs maintenance.

MOTION #5: John Moore made the motion to have our generator fully serviced for \$1900. Includes oil change & filter and belts / bolts. Curtis Davis seconded the motion. Motion passed 5-0.

A/C Replacement

We are having problems with the A/C in the fitness room and social room. It is around \$10,000 for each replacement. Three bids were obtained. Perdido Heating and Air is the preferred provider because they come out within 24 hours and receive credit on service calls.

MOTION #6: John Moore made the motion to approve the A/C for the fitness room. Deborah Moffa seconded the motion. Motion passed 5-0.

Trash Chute Maintenance and Cleaning

Once a year trash chute needs to be cleaned and the doors need to be maintained. This was deferred until next quarter.

MOTION #7: John Moore made the motion to table / defer the trash chute cleaning and maintenance. Motion was seconded by Curtis Davis. Motion passed 5-0.

Repairs from Engineering Building Inspection

Inspection repairs done that were required for certification. Move to discussion item because we need to find out how many A/C units are not strapped down on the roof.

MOTION #8: John Moore made the motion to table / differ the Building Inspection repairs until more research / work is done. Curtis Davis seconded the motion. Motion passed 5-0.

Service Elevator

The drive system needs to be replaced on the freight elevator. This will cost \$30,000 but can use reserves for this since it is over \$10,000. There is warranty on the part.

MOTION #9: John Moore made the motion to use \$30,000. Out of the RESERVES to repair / replace the service elevator's drive system. Motion was seconded by Deborah Moffa. Motion passed 5-0.

E. WINDOW REPLACEMENT:

Don't have updates as of yet. There may be problems with roof by 12 stack also the 10 stack. John Moore moved this to a discussion item. Strike from action item by the board.

F. BEAUTIFICATION COMMITTEE FUNDING:

Vera Knapp requested \$2,000. from the budget to obtain plants for the big planters upfront and by the beach.

MOTION # 10: John Moore made the motion to provide \$2000. funding for the Beautification Committee. Motion was seconded by Curtis Davis. Motion passed 5 - 0.

6. DISCUSSION ITEMS:

A. WINDOW REPLACEMENT:

(See under Action Items.)

B. INSURANCE:

Our insurance renews mid-year. We budgeted for a 50% increase. Work is still being done on the details. There are fewer insurance carriers that are riding insurance policies along coastal water because of hurricanes.

C. UPDATE FROM TALLAHASSEE OPEN SESSION:

Tammy Mercer outlined that Florida state senator and representatives are getting bills in place that will trickle down to us in about eighteen months. Many Florida legislatures also own condominiums on the Gulf/Ocean and understand the problems. Legislature is looking at insurance issues. Reinsurance companies are backing out of Florida markets.

7. OWNERS TIME TO BE HEARD:

Tina Watkins asked if there is a list of units that need windows to be replaced. Mike Moffa asked for clarification that the service elevator repair is \$30,000 and the pool drain replacements is \$3,000. Randy Ortega asked if the deductible for hurricane claim is there a reduction in the reserves. What areas get rebuilt first – common areas or units? John Moore state that common areas do not have to be fixed first. One needs to see where most damage was done and seal it off. The deductible is not part of the reserves. A line of credit is with a bank and we have a loan to use. A special assessment is done then. Ms. Pryor thanked everyone for all the hard work that is being done.

8. COMMENTS FROM BOARD MEMBERS:

John Moore asked that if owners have a problem with Perdido Sun staff to contact Tammy Mercer directly and not to staff. An email will be sent to all owners. Owners are to report problems to the front desk so a work order can be placed to fix it.

9. ADJOURNMENT:

John Moore requested a motion to adjourn the meeting at 10:35 AM.

MOTION #11: Nicole Hallmark made the motion to adjourn at 10:35 AM. Motion was seconded by Curtis Davis. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, APRIL 22, 2023 AT 9:00 AM IN THE PERDIDO SUN SOCIAL ROOM.

John Moore
President

Deborah Moffa
Secretary