

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 11, 2025**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, October 11, 2025, a Board of Directors Meeting was called to order by Tammy Mercer at 9:01 AM. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark (absent), Deborah Moffa (zoom), and Curtis Davis (phoned in). Tammy Mercer, Association Manager was also present. Owners present were Randy Ortega, Pat Green and the McLaughlin's. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [AUGUST 9, 2025]:

Tammy Mercer requested a motion to approve the meeting minutes from August 9, 2025.

MOTION #1: Curtis Davis made the motion to approve the meeting minutes from August 9, 2025. Motion was seconded by Eddie Zarahn. Motion passed 4-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated that we made it through the busy season. It has been a calm fall regarding storms. The finance committee is looking at the budget. Our annual homeowners meeting is in three weeks. There is no board election for the two open seats because only two individuals applied.

B. TREASURERS REPORT:

John Moore remarked that finances are complete through August. September numbers are being reviewed by our accountant. We are anticipating lower insurance premiums so we have a positive variance. The positive variance is being used to replace the service elevator.

C. FACILITIES REPORT:

Tammy Mercer stated that summer has ended and painting will begin in the interior common area. Brand new flooring has been installed in the downstairs pool bathrooms. Pool chairs / hot tub will be rinsed down. It was noted that guests/owners should unload at the front door so cart wheels won't be damaged. A contractor will complete an entire walk through for preventive maintenance items with our staff at no charge.

D. FINANCE COMMITTEE REPORT

Randy Ortega, committee member stated that there was a discussion on Cox cable and Secure Vision. The committee reviewed fitness equipment upgrades. Floor coatings for stairwells, hallways, and deck were discussed. More information is still being gathered for review.

4. DISCUSSION ITEMS:

A. CABLE TV/INTERNET

A five year term agreement with a three percent increase with Cox Cable was reviewed. Cox is wanting an answer next week.

B. WEB SERVICE PROVIDER

This was tabled because more information is needed in order to make a decision.

C. FITNESS EQUIPMENT

Pat Green, committee member mentioned that some equipment needs upgrading. There was discussion but still more information is needed.

5. ACTION ITEMS:

A. VOTE TO APPROVE CONTRACTS

MOTION #2: Curtis Davis made the motion to approve the Cox Cable contract: Motion was seconded by Eddie Zarahn. Motion passed 4-0.

MOTION #3: Eddie Zarahn made the motion to approve the Cintas (elevator and lobby rugs) contract. Motion was seconded by Deborah Moffa. Motion passed 4-0.

MOTION #4: Curtis Davis made the motion to approve the Kings III Emergency Services agreement contract. This is a video monitoring service (cameras, audio, hardware) required for all elevators under Florida's new law. Motion was seconded by Eddie Zarahn. Motion passed 4-0.

6. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 10:15 AM

MOTION #5: Deborah Moffa made the motion to adjourn at 10:15 AM. Motion was seconded by Curtis Davis. Motion passed 4-0.

HOMEOWNERS ASSOCIATION MEETING AND BOARD REORGANIZATION MEETING WILL BE HELD ON SATURDAY, NOVEMBER 1, 2025 AT 9:00 AM

John Moore
President

Deborah Moffa
Secretary

