

**PERDIDO SUN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
AUGUST 9, 2025**

**1. CALL TO ORDER/DETERMINATION OF QUORUM:**

On Saturday, August 9, 2025, a Board of Directors Meeting was called to order by Tammy Mercer at 9:02 AM. Present were John Moore (zoom), Eddie Zarahn, Nicole Hallmark (zoom), Deborah Moffa (zoom), and Curtis Davis. (phone) Tammy Mercer, Association Manager was also present. Owners present were McLaughlin's, Gwen Myers, Joshua Lopez, Randy Ortega, Kris Moore, Thomas Long, Lee Brandon, and Joni Holt. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

**2. READING/APPROVAL OF MINUTES MAY 17, 2025:**

Tammy Mercer requested a motion to approve the meeting minutes from May 17, 2025.

MOTION #1: Eddie Zarahn made the motion to approve the meeting minutes from May 17, 2025. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

**3. REPORTS:**

**A. PRESIDENTS REPORT:**

John Moore stated that there are a couple of outstanding items before the window and painting project is complete. The top window at the west end of the 11<sup>th</sup> floor walkway and the small common windows facing the parking lot on the East end of the 2<sup>nd</sup> floor walkway need attention. Our service elevator is on its last leg and there is an estimate for it. Our annual meeting is right around the corner as well as budget planning. Please note that there is an upcoming election for two board seats.

**B. TREASURERS REPORT:**

Nicole Hallmark remarked that June 2025 financials are complete and on the Perdido Sun website. Budget review and planning will begin shortly.

**C. FINANCE COMMITTEE REPORT:**

Nicole Hallmark stated that investment options are being reviewed for board recommendations at the next meeting. Service elevator figures / numbers were reviewed. The next finance committee meeting will be September 23, 2025 at 6pm CST. All meetings are via phone audio and are recorded.

**D. FACILITIES REPORT:**

Tammy Mercer stated that all palms have been trimmed. We will have a five year internal backflow inspection shortly. The back flows will need to be tagged for the future. Purchases were made for two new luggage carts and upfront trash cans. Bathroom flooring in the indoor pool restrooms will be replaced the week of August 18, 2025. Curtis Davis is assisting Tammy with prices for a generator radiator. Four batteries were replaced in the generator. The social room's garbage disposal was replaced. Sheetrock in lobby / elevator has been completed. The fence between the Perdido Skye has been replaced. Sand bags have been filled for bad weather. Roof maintenance and wire

exposure on roof are being addressed. Tammy is getting bids for HVAC replacement for fitness room/gift shop once current system ceases. Tammy asked all owners to check their water heaters if older than ten to twelve years they might need replacement. She also suggested that owners consider HVAC maintenance. Beach safety device floats were ordered for the beach. There is a slippery slope of sand build up on the east boardwalk. This is being addressed for remedy. The Perdido Sun had a great summer of rentals. There were a couple of incidents: adult used pool deck as a bathroom and a domestic dispute that the police were called.

**4. ACTION ITEMS:**

- A. BOARD VOTE FOR SERVICE ELEVATOR REMODERNIZATION USING FUNDS LEFT OVER FROM 2025 WINDOW REPLACEMENT, 2025 INSURANCE BUDGET AND RESERVE MONEY SAVED FOR ELEVATORS TO COVER 100% OF THE PROPOSED AMOUNT.

MOTION #2: Eddie Zarahn made the motion to accept the elevator proposal in the amount of \$486,343.00. Motion was seconded by Curtis Davis. Motion passed 5-0.

\*\*We did NOT approve the use of 2025 Window replacement. We will need a separate, specific special assessment reallocation meeting or cover it in the annual budget for 2026 Board meeting to make this happen. We are underrunning our current operational funds to cover what is needed this year for the Service Elevator Restoration Project. \*\*

- B. BOARD TO REAFFIRM THE EMERGENCY PREPAREDNESS PLAN

MOTION #3: Deborah Moffa made the motion to approve the reaffirmation of the emergency preparedness plan as written. Motion was seconded by Curtis Davis. Motion passed 5-0.

**5. DISCUSSION ITEMS:**

There were none.

**6. ADJOURNMENT:**

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

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

**NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, OCTOBER 4, 2025 AT 9:00 AM.**

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**John Moore**  
**President**

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**Deborah Moffa**  
**Secretary**

