

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
[AUGUST 12, 2023]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, August 12, 2023, a Board of Director's Meeting was called to order by Tammy Mercer at 9:00 AM. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark, Deborah Moffa and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were: Swiler, Bryan, Findley, Meyers, Boykin, Longs, Mills, Ortega, Moore, Carr Drummond and Fahmi. Tammy Mercer acknowledged for the minutes a quorum was present.

2. READING/APPROVAL OF MINUTES [July 8, 2023]:

Tammy Mercer requested a motion to approve the meeting minutes from July 8, 2023.

MOTION #1: Deborah Moffa made the motion to approve the meeting minutes from July 8, 2023. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated that it has been a busy summer. We are getting estimates of insurance, setting budgets for 2024, and chasing building leaks. A template is being made for budget / budget committee. We are working on window claim as well.

B. TREASURERS REPORT:

Nicole Hallmark mentioned our high insurance costs. Tammy Mercer paid off \$60,000 cost of loan. We split reserves \$400,000 into an Alabama credit money market earning 3% interest. Gift shop is bringing in money. Resort fees are coming in. June 2023 financials are posted on the Perdido Sun website. \$202,096 assessment has been collected to date.

C. FACILITIES REPORT:

Tammy Mercer stated that the elevators are up and running. We have security through Labor Day weekend. 2024 budget prep has begun. Pine straw has been installed. The pools are in good condition. Will repair the uneven concrete sections around the spa and outdoor pool after Labor Day. Building coatings are holding up and ongoing maintenance is being done. The gate for the East boardwalk will be done in the next month as well as installing mechanical locks for the gates. The window issue is still being handled on an attorney/client privilege until the attorney tells us otherwise. To be a better communicator Tammy will provide a monthly zoom for all owners about policies, bylaws, rules, best practices, etc. She will also make short videotapes and post on the Perdido Sun website. Also, Tammy prefers everyone to send an email to her. (Preferred method of communication) She can track your request / information better and it helps maximize her time.

D. BEAUTIFICATION REPORT:

There was nothing to report.

4. ACTION ITEMS:

A. RIGHTS OF FIRST REFUSAL FOR:

Tammy Mercer requested a motion to reaffirm the RIGHT of FIRST REFUSAL for the following units: Unit #110: \$400,000 and Unit #912: \$410,000.

MOTION #2: Deborah Moffa made the motion to reaffirm the Right of First Refusal for unit #110 for \$400,000 and Unit #912 for \$410,000. Motion was seconded by Curtis Davis. Motion passed 5-0.

B. RESORT FEE INCREASE:

Eddie Zarahn requested a motion effective April 1, 2024 to increase the resort fee to \$95.00 the first 30 days and \$50.00 for any 30 day subsequent period or portion.

MOTION #3: John Moore made the motion effective April 1, 2024 to increase the resort fee to \$95.00 the first 30 days and \$50.00 for any 30 day subsequent period or portion. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

5. DISCUSSION ITEMS:

A. EV CHARGING STATIONS

Tammy Mercer met with a company about electrical charging stations. More research is going to be done by Tammy and the board. The Perdido Sun is going to put lock covers over our receptacles outside so people just can't drive up and plug in and we pay for the electricity.

6. OWNERS TIME TO BE HEARD:

David Mills – “There is no such thing as a depression, only a lack of ideas.” Resort fee, upgrade the hot tub, pickle ball courts, splash pads, every Friday have a guitar player, shaved ice machine, pools need paint, security, and have marketing ideas. Fahmi inquired about gate codes for front gate (handicapped). It is being done. Meyers asked if the money market was FDIC insured. It is. Randy Ortega wants door and gate codes to be changed more regularly. Need more tables on pool deck.

7. COMMENTS FROM BOARD MEMBERS:

Nicole Hallmark thanked Tammy Mercer for her service. She also stated that the building looks wonderful and blessed to have the staff in place. Eddie Zarahn stated that there might be changes with underwriting in Florida statutes. Tammy Mercer will be attending meetings November 6 and 7th regarding any legislative changes.

8. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 10:32 AM.

MOTION #4: John Moore made the motion to adjourn at 10:32 AM. Motion was seconded by Curtis Davis. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, OCTOBER 7, 2023 AT 9:00 AM.

John Moore
President

Deborah Moffa
Secretary