

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS / TOWN HALL MEETING
[JUNE 17, 2023]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, June 17, 2023 a Board of Directors /Town Hall Meeting was called to order by Tammy Mercer at 1:06 PM CST via Zoom and the Perdido Sun Social Room. Present were John Moore, Eddie Zarahn, Nicole Hallmark, Curtis Davis, and Deborah Moffa. Owners present were: Steven Findley, Stalcar's, Tracy McLaughlin, Cindy Drummond, John Gross, Debbie Boykin, Lisa Fahmi, Meyers, Randy Ortega, Ted Jones, Pat Green, Brad Galvin and Gail Rutkowski. Tammy Mercer, Association Manager was present as well as Jay Fraiser, Perdido Sun Condominium Association attorney. Tammy Mercer acknowledged for the minutes a quorum was present to conduct association business.

2. READING/APPROVAL OF MINUTES [APRIL 22, 2023]:

John Moore requested a motion to approve the meeting minutes from April 22, 2023.

MOTION #1: Deborah Moffa made the motion to approve the meeting minutes from April 22, 2023. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

3. DISCUSSION ITEMS:

A. Property Insurance, Wind Insurance, Coverage

John Moore updated that the Perdido Sun has full insurance coverage except for wind. We are layering insurance to find different carriers. We were able to obtain 21 million in coverage for wind insurance with an outstanding claim for windows and doors. Windows and doors are excluded. Our remaining wind insurance is two layers of insurance at \$316,000. It is required by law which means a special assessment is coming. Our dues increased because 85% was due to insurance.

Negotiations continue with claim. Key Claims is our PA adjustor. CSharpe was hired to seal windows. Our engineering report says windows need to be replaced. Tammy Mercer stated that the windows do not affect the insurance price.

4. OWNERS TIME TO BE HEARD:

Pat Green (706) stated he appreciates this Board for the last budget as costs continue to increase. We are to keep protecting the Sun. Pat asked if windows are defective, how does it go if we get hit with another hurricane and causes inside damage? Eddie Zarahn explained that windows are not covered. If have drywall damage, association pays for that but owners pay for painting. Jay Fraiser, attorney stated that we will fight on language as stated. Brad Galvin (1106) asked what the additional amount for assessment might be. He also thanked the board for its hard work. John Moore stated a hypothetical amount for the wind insurance assessment as: one bedroom \$3150, two bedroom \$4200 and three bedroom \$7350. Ted Jones (810) asked about the windows/claim. Who pays for the inside damage? The goal is to get it covered but in reality the association pays for the sheetrock and owner pays for painting of walls. Tracy McLaughlin (916) asked about pre-existing

conditions with windows. This assessment will get us through this hurricane season and insurance will be explored for renewal in May 2024.

5. ACTION ITEMS:

A. Insurance Coverage

The insurance coverage is up to 21 million for wind insurance (fully insured) minus the current outstanding claim for replacement of windows/doors.

MOTION #2: Nicole Hallmark made the motion to fully insure 21 million for wind insurance minus the current outstanding claim for replacement of windows / doors. Motion was seconded by Curtis Davis. Motion passed 4-0. Eddie abstained.

6. COMMENTS FROM BOARD MEMBERS:

John Moore stated that it is trying times for association as a whole. Nicole Hallmark asked how many owners were on line. Thirteen owners were on line. Jay Fraiser, attorney stated that the Board has fulfilled its fiduciary responsibility really well.

7. ADJOURNMENT:

John Moore requested a motion to adjourn the meeting at 1:41 PM.

MOTION #3: John Moore made the motion to adjourn the meeting at 1:41 PM. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, AUGUST 12, 2023 AT 9:00 AM.

John Moore
President

Deborah Moffa
Secretary