

PERDIDO SUN CONDOMINIUM ASSOCIATION

ANNUAL HOMEOWNERS MEETING

NOVEMBER 5, 2022

1. CALL TO ORDER / ROLL CALL

Tammy Mercer, Association Manager, called the Annual Homeowners Meeting to order at 9:03 AM. Board members present were John Moore, Eddie Zarah, Curtis Davis, Nicole Hallmark, and Deborah Moffa. Homeowners participating were Linco Manage, Dracopoulos, Roberts, Swiler, Drummond, Rasmussen, Delatorre, Ortega, Holt, Stalcar, Bryan, Adrienne Zarah, Tammy Phillips, Kris Moore, Tommy Hallmark, Fahmi, Mike Moffa, Sevcik-Blanchard, Knapp, Watkins, and Byrd. Also participating was Tammy Mercer, Association Manager.

2. DETERMINATION OF QUORUM

Our documents require a majority of units 48 be represented at the Homeowners meeting which includes those owners present and those who have sent in their proxies. A quorum was present to conduct Association business.

3. ELECTION OF 2023 BOARD

Four volunteers were asked to count the ballots.

4. READING/APPROVAL OF MEETING MINUTES FROM ANNUAL HOMEOWNERS MEETING
NOVEMBER 6, 2021

Tammy Mercer asked for a motion to not read and approve the Homeowners Meeting minutes from November 6, 2021.

MOTION #1: John Moore made the motion to waive the reading and approve the minutes from the November 6, 2021, Homeowners Meeting and approve as written. Motion was seconded by Eddie Zarah.

5. REPORTS

A. PRESIDENT'S REPORT

John Moore highlighted the year events. We transferred to a new property manager and saw changes in Florida condominium statutes with new regulations. Tammy Mercer sits on committee regarding Florida's new state regulations. Finished Hurricane Sally building repairs. Key Claims on windows agreement meeting needs to be set. Was delayed because of Hurricane Ian. Recovered over \$90,000 from insurance payment at beginning of year. Beautification committee was formed. New pool chairs/tables were purchased. Volunteers replenished the dunes. BECI was hired to conduct building inspection pertaining to new Florida regulations Reserve study is available on PS website. Have fully funded our reserves so no vote. No special assessments this year.

B. TREASURER'S REPORT

Nicole Hallmark stated that the 2021 audit is available on PS website. The third quarter financials are also on the PS website.

C. MANAGER'S REPORT

Tammy Mercer announced that the PS gift shop is open. PS shall benefit from its sales to compensate the lost rent from roof lease. Mugs, t-shirts, and other decorative art will be sold. Laundry supplies will be sold at front desk. The Beautification committee has begun work on the landscaping and grilling area. Indoor pool has a light out but will be fixed this week. Preventative maintenance is continuous. A work order request program was initiated for the front desk. Received many compliments how helpful, friendly, and positive the front desk staff are. Resort fees have increased to \$50.00 effective April 1, 2023 for renters/ friends. Owners and owner's family do not pay this fee. Housekeeping staff are doing a great job.

6. ANNOUNCEMENT OF 2023 BOARD OF DIRECTORS

There are three vacancies for the 2023 board and five candidates submitted their Intent to Run forms. As a result, an election is required. The new board for 2023 consists of two current board members whose terms were continued for one additional year and three board members appointed for a term of 2 years.

Curtis Davis (1 year)

Nicole Hallmark (2 years)

Deborah Moffa (1 year)

John Moore (2 years)

Eddie Zarahn (2 years)

7. OWNERS TIME TO BE HEARD

Drummond's asked if someone could recommend a cleaning service. Ortega's commented to raise the resort fee instead of the HOA dues and to look at front door concrete. Watkin's inquired about the \$50. Resort fee. Is one of the lowest on the Key. Moffa questioned the business model. Very short time rentals vs. longer stay facility. Some guests abuse our facility so there is more wear and tear. Byrd commended the Board for its decisions. Vera Knapp commended John Moore for his leadership and funding of the reserves. Also, the Board will be making some hard decisions in the future. Bryan stated that buttons on freight elevator do not light up. It was also mentioned that the Escambia County Sheriffs can use our facility anytime day or night.

8. COMMENTS FROM THE BOARD MEMBERS

Eddie Zarahn discussed our window issue. We hired Key Claims, a public adjustor for our windows. We are still trying to settle this claim. John Moore thanked Tammy Mercer for today's breakfast and lunch from vendors. Deborah Moffa thanked Tammy Mercer for heightened security at the Perdido Sun.

9. ADJOURN

Vera Knapp asked for a motion to adjourn the meeting at 10:10 AM.

MOTION #2: John Moore made the motion to adjourn. Motion was seconded by Eddie Zarahn. Motion was unanimous. Meeting was adjourned at 10:10 AM.

NEXT HOMEOWNERS MEETING WILL BE SATURDAY, NOVEMBER 4, 2023. NEXT BOARD BUDGET MEETING WILL BE NOVEMBER 19, 2022.

Chairperson

Secretary