

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
[OCTOBER 8, 2022]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, October 8, 2022, a Board of Directors Meeting was called to order by Tammy Mercer at 9:00 AM via zoom conference. 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 Debbie Boykin, Tammy Phillips, Randy Ortega, Craig McFerrin, Lee and Steve Brandon, Joe and Diane Delatore, and new owner of 902. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [AUGUST 27, 2022]:

Tammy Mercer requested a motion to approve the meeting minutes from August 27, 2022.

MOTION #1: Deborah Moffa made the motion to approve the meeting minutes from August 27, 2022. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated where we are with Key Claims and our insurance company on windows. Our insurance company and Key Claims will meet in mid-October. Reserve study to be finalized soon. Close to fully funded for 2023. Election coming up and a new Board for 2023. Will be in person for Homeowners Meeting.

B. TREASURERS REPORT:

Nicole Hallmark stated August financials are complete. Audit for 2021 is finished. Third quarter financials will be given to CPA on Monday and when completed all three items will be posted on Perdido Sun web site.

C. FACILITIES REPORT:

Tammy Mercer stated summer season was a success. Routine tasks and projects are ongoing. A t-shirt order was placed for owners. The glass room is being set up as a gift shop. There is a display case /hutch in lobby for display. It looks beautiful. Perdido Sun Association staff will have an open house / tour for all owners after the Homeowners Meeting. Maintenance has painted doors, hallway and walls going down the laundry room hallway. Private property signs have been posted. Each elevator has a nice display case with notices. Gorgeous steppingstones have been placed on path from parking lot to sidewalk at the crosswalk area. Will have balcony inspection report by October 15, 2022. Stairwells have been repaired. All unit entry doors have been keyed to the master. Indoor pool deck was pressured washed. Will be painted after snowbird season. Front doors open with code so no need to stand in front of the sensor.

D. EMERGENCY PREPAREDNESS (CURTIS DAVIS, TAMMY MERCER, EDDIE ZARAHN, PAT GREEN, & STEVE BRANDON):

Nothing to report.

E. BEAUTIFICATION COMMITTEE (VERA KNAPP, CURTIS DAVIS, NICOLE HALLMARK, TINA WATKINS, LEE BRANDON, & JEANNE CHARLEBOIS)

Nicole Hallmark gave the update which included that the stepping stones from the parking lot to indoor pool were delivered. Three round cement picnic tables were installed. Grill area pavers arrived and Curtis Davis will oversee the installation/design. Installation of sails and winter plants will occur after hurricane season. Front pot planters will be displayed soon. Tommy Hallmark was measuring for correct measurements of mobi mat order.

4. ACTION ITEMS:

A. RIGHT OF FIRST REFUSAL FOR:

Tammy Mercer requested a motion to reaffirm the RIGHT of FIRST REFUSAL for the following units: Unit # 902: \$410,000, Unit #1000: \$540,000, and Unit #1006: \$420,000.

MOTION #2: Eddie Zarahn made the motion to reaffirm the Right of First Refusal for unit # 902 for \$410,000, unit #1000 for \$540,000, and unit #1006 for \$420,000. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

B. REVIEW AND UPDATE GUESTS GUIDELINES:

Added wristbands because beach service is looking for band in order to rent chairs to guests. Added doors locked at all times.

MOTION #3: John Moore made the motion to approve the updated guidelines. Motion was seconded by Deborah Moffa. Motion passed 5-0.

C. APPROVAL OF THE DISASTER PLAN:

Chairman is the Board President.

MOTION # 4: Deborah Moffa made the motion to approve the disaster plan. Motion was seconded by John Moore. Motion passed 5-0.

5. DISCUSSION ITEMS:

A. ACCESS TO UNITS FOR EMERGENCIES

John Moore requested to have a discussion on master key and master codes to digital locks. Master key is kept in Tammy Mercer's office and does not leave property.

MOTION #5: John Moore made the motion to open discussion on master keys / codes for emergency purposes. Nicole Hallmark seconded the motion. Motion passed 5-0.

Tammy Mercer, Emergency Evacuation team, Fire personnel, Mitigation business need access to units in case of emergencies like fire, hurricane, or other natural disaster. Discussion was on master keys and one owner refuses to give key to Tammy Mercer. A master code can be given,

however, it might not be the correct one, etc. Then, the owner will have his door destroyed in order to enter for emergency purposes. It was decided to add this item to a future agenda.

B. RESORT FEE (INCREASE DOLLAR AMOUNT PER STAY)

Deborah Moffa requested to have a discussion on increasing the resort fee for 2023.

MOTION #6: Deborah Moffa made the motion to open discussion on increasing the resort fee for 2023. Curtis Davis seconded the motion. Motion passed 5-0.

It was discussed to increase the facility fee to \$50.00 per stay and possibly adding it to snowbirds for each monthly stay and an effective date.

MOTION #7: Deborah Moffa made the motion to increase the facility fee to \$50.00 per stay effective April 1, 2023. Motion was seconded by John Moore. Motion passed 5-0.

6. OWNERS TIME TO BE HEARD:

Owner 404 stated to just give the master key or access code to Association Manager in case of emergency / hurricane, etc. Owner 312 inquired about an exhaust fan. John Moore updated him on what he ordered. Owner 710 works from home and questioned people moving furniture constantly. It is renters and cleaners. Owner 804 asked about our 38 year old building structure. John Moore and Tammy Mercer stated we are in pretty good shape from our building inspection and BeCi.

7. COMMENTS FROM BOARD MEMBERS:

None.

8. ADJOURNMENT:

Nicole Hallmark requested a motion to adjourn the meeting at 10:20 AM.

MOTION #8: Nicole Hallmark made the motion to adjourn at 10:20 AM. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

THE ANNUAL HOMEOWNERS MEETING WILL BE HELD SATURDAY, NOVEMBER 5, 2022 AT 9:00 AM IN THE PERDIDO SUN SOCIAL ROOM.

NEXT BOARD OF DIRECTORS MEETING (BUDGET MEETING) WILL BE HELD ON SATURDAY, NOVEMBER 19, 2022.

John Moore
President

Deborah Moffa
Secretary