

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
[JUNE 1, 2024]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, June 1, 2024, 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 (zoom), Deborah Moffa (zoom, and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were Marchwicki's, Thomas Long, Dean Gaffney, Patrick Green, Debbie Boykin, Randy Ortega, McLaughlin's, Fahmi's, Brad Byrd and Charles Bockwith. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [APRIL 20, 2024]:

Tammy Mercer requested a motion to approve the meeting minutes from April 20, 2024.

MOTION #1: Eddie Zarahn made the motion to approve the meeting minutes from April 20, 2024. Motion was seconded by Deborah Moffa. Motion passed 5-0.

3. ACTION ITEMS:

A. RIGHT OF FIRST REFUSAL FOR UNIT #308 \$470,000.

Tammy Mercer requested a motion to reaffirm the Right of First Refusal for the following unit: Unit 308 \$470,000.

MOTION #2: John Moore made the motion to reaffirm the Right of First Refusal for unit 308 \$470,000. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

B. REVIEW AND VOTE FOR AN AMENDED BUDGET FOR 2024:

John Moore stated that we were able to look at the 2024 budget and make a few adjustments. Nicole Hallmark identified the following: insurance renewal was less, East retaining wall was paid for by the Palacio, control panel system came in less, lowered utility bills for February/March 2024 and repair budget was lowered due to more in house repairs being done so the 2024 budget can be amended.

Therefore, 2024 HOA dues will be as follows for July 2024 – December 2024:

One bedroom: \$994.12 Two bedroom: \$1,310.37 Three bedroom: \$2,240.20

This includes cost for reserves, operating costs and cable.

One bedroom owners will receive a \$1080.48 credit, two bedroom owners will receive a \$1445.88 credit, and three bedroom owners will receive a \$2520.66 credit. (HOA's for January 2024 – June 2024)

MOTION #3: Curtis Davis made the motion to review and vote for an amended budget for 2024. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

C. REVIEW AND VOTE FOR AN ACCESS CONTROL INSTALLER

Tammy Mercer requested a motion to approve Coastal Protection Inc. as the Perdido Sun’s access control installer for \$36,545.06.

MOTION #4: Nicole Hallmark made the motion to approve Coastal Protection Inc. as the Perdido Sun’s access control installer for \$36,545.06. Motion was seconded by Deborah Moffa. Motion passed 5-0.

4. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 9:55 AM.

MOTION #5: John Moore made the motion to adjourn at 9:55 AM. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, AUGUST 24, 2024 AT 9:00 AM.

John Moore
President

Deborah Moffa
Secretary