

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
[August 27, 2022]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, August 27, 2022, a Board of Directors Meeting was called to order by Tammy Mercer at 9:00 AM via zoom conference. Present were John Moore, Eddie Zarahn via zoom, Nicole Hallmark, Deborah Moffa via zoom, and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were: Randy Ortega, William Dumas, Dave Mills, Vera Knapp, Kathleen Hewitt, Tammy Phillips, Gina Bryant and Kris Moore. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [July 9, 2022]:

John Moore requested a motion to approve the meeting minutes from July 9, 2022.

MOTION #1: John Moore made the motion to approve the meeting minutes from July 9, 2022. Motion was seconded by Curtis Davis. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated we made it through the busy season with flying colors. Tammy Mercer is attending new Florida condo law meetings regarding reserve studies, electrical, and plumbing legislation updates. BE-CI is committed to meet with no additional funding. We are 95% funded or above for now. Keys Claims has requested additional PS minutes going back from 2015. We are getting ready for hurricane season.

B. TREASURERS REPORT:

Nicole Hallmark stated that we lost our lease for the bell tower and we are looking into other alternatives. We are right on budget for expenses. Received an insurance reimbursement of \$92,000 for expenses. We are carrying this over. Received a \$40,000 bid to update our service elevator.

C. FACILITIES REPORT:

Tammy Mercer stated that Isnar Deoliveira is the Maintenance Supervisor and the second maintenance position is still vacant. The housekeepers are doing great work. The front desk will be staffed on Sundays. All common area doors and railings are being painted. Security ends Labor Day weekend. The crumbling concrete on stairwells is being replaced. The beach service is building a box for guests to store their tents and beach chairs. PS does not assume responsibility. Tammy encourages all owners to read the Florida Senate bill. Also, please do not contact PS association staff during work hours instead contact Tammy Mercer. The roof has been cleaned too.

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

Subject matter was postponed until October 2022 board meeting.

E.BEAUTIFICATION COMMITTEE (VERA KNAPP, CURTIS DAVIS, NICOLE HALLMARK, TINAWATKINS, LEE BRANDON AND JEANNE CHARLEBOIS)

Vera Knapp outlined the committee report into three parts: 1. Research 2. Cost Analysis 3. Appendices that show diagrams of the areas and types of native plants to be used. The first two sections were highlighted by improving the grill area on east side of building. Committee would like to add 3 concrete tables/benches and extend pavers to picnic table areas and add pavers in front of two beach side grills. Estimated cost is \$1524 not including tax or delivery or paver cost. Secondly, to improve east side of the indoor pool would like to add 2 concrete steps by east sliding glass door (nearest to the main building) for a cost of \$322 which includes tax, delivery and set up. To improve the outdoor pool area and west side of the outdoor pool known as grassy area would include tearing out current shrubbery in outdoor pool planter and plant low lying perennials or small palm tree. Also, want to plant native plants along the west fence next to the Perdido Skye and the wooden dune fence. Estimated cost is \$600. and does not include price for the planter by outdoor pool. The final recommendation is to install a pathway with 16"x16" pavers between the outdoor pool fence and the first-floor steps leading to balconies. Estimated cost for all pavers (grill area, pathway to the east board walk and pathway between the outdoor pool fence and first-floor condo steps is \$1432 plus tax and delivery. A total cost for this phase listed above would be \$4928. minus tax. However, another option has become available for the pathway between the outdoor pool and the first-floor units. It is called a mobi-mat. It is aesthetic, low maintenance and can be broomed off. Total cost estimate would be \$4392. These are some recommendations to be approved by the Board in the near future. There would be another phase 2 of this project. Most importantly, this plan must be cost effective, low maintenance, limited / no liability issues, and meets county guidelines for development of areas near the beach.

4. ACTION ITEMS:

A. RIGHT OF FIRST REFUSAL FOR:

Tammy Mercer requested a motion to reaffirm the RIGHT of FIRST REFUSAL for the following unit:
Unit #402: \$425,000.

MOTION #2: John Moore made the motion to reaffirm the RIGHT OF FIRST REFUSAL for unit #402 for \$425,000. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

The sale of Unit #902 did not go through.

B. BEAUTIFICATION COMMITTEE REQUEST FOR FUNDS:

MOTION #3: John Moore made the motion to give the committee funding up to \$12,000. Not to exceed this amount. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

C. APPROVAL OF THE DISASTER PLAN:

Will be postponed to next October 8, 2022 Board meeting.

D. PURCHASING PS T-SHIRTS/PROMOTIONAL ITEMS FOR SALE:

Will pursue the option of special novelty. A survey monkey will be administered for owners.

E. SALE OF COMMERCIAL WASHER AND DRYER:

MOTION #4: Curtis Davis made the motion to sell the commercial washer and dryer. Motion was seconded by John Moore. Motion passed 5-0.

F. REAFFIRM ACTION – PERDIDO SUN ENTRY DOORS TO REMAIN LOCKED AT ALL TIMES:

Will keep doors locked for now. Will look into a better key pad and a survey monkey will be administered to owners.

5. DISCUSSION ITEMS:

A. LIMITING SMOKING AT THE OUTDOOR POOL TO ONE DESIGNATED AREA

MOTION #5: Eddie Zarahn made a motion to put up no smoking signs around the pool. Nicole Hallmark seconded the motion. Motion passed 5-0.

6. OWNERS TIME TO BE HEARD:

Vera Knapp thanked the Board for their hard work. Stated Tammy Mercer and the board is doing a fabulous job. Randy Ortega asked about the exit door on east side by barbecue if there is a long term solution because the door keeps slamming. David Mills asked about purchasing a gas grill and if we could use part of the \$92,000 to be fully funded. Gina Bryant asked if frames could be placed in elevators to make our signs more professional looking.

7. COMMENTS FROM BOARD MEMBERS:

John Moore stated to keep the beautification committee going. The hot tub is running and leaks were found and repaired. Remember first call Board elections are coming up. Put your name in the ring. Nicole Hallmark has enjoyed her time on the beautification committee. Eddie Zarahn stated that many windows are still leaking but our claim is going forward.

8. ADJOURNMENT:

John Moore requested a motion to adjourn the meeting at 10:19 AM.

MOTION #6: Nicole Hallmark made the motion to adjourn at 10:19 AM. Motion was seconded by John Moore. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, OCTOBER 8, 2022 AT 9:00 AM

John Moore
President

Deborah Moffa
Secretary