

**PERDIDO SUN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
[APRIL 23, 2022]**

**1. CALL TO ORDER/DETERMINATION OF QUORUM:**

On Saturday, April 23, 2022 , a Board of Director’s Meeting was called to order by John Moore at 9:10 AM via Zoom conference call. Present were John Moore via Zoom, Eddie Zarahn via Zoom, Nicole Hallmark, Deborah Moffa, and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were Tammy Phillips, John Drummond, Connie and Steve Swiler, Linda Carr, Stacy & Tracy McLaughlin, and Steve and Lee Brandon. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

**2. READING/APPROVAL OF MINUTES [JANUARY 29, 2022]:**

John Moore requested a motion to approve the meeting minutes from January 29, 2022.

**MOTION #1:** John Moore made the motion to approve the meeting minutes from January 29, 2022. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

**3. REPORTS:**

**A. PRESIDENTS REPORT:**

John Moore stated that the association switched accountants for monthly accounting and annual audits. The operating bank account is no longer Regions Bank but now is with Beach Bank. The association receives lower rates and free ACH (automatic payments) for paying HOA dues and facility fees This payment method is optional. You can still send in checks if you choose. We are still having hot tub troubles. Leak in the hot tub – pump problem. To be serviced Monday.

**B. TREASURERS REPORT:**

Nicole Hallmark stated financials are on Perdido Sun website. The 2020 audit is almost complete. 2021 audit goes to a new accounting firm.

**C. FACILITIES REPORT:**

Tammy Mercer stated that some landscaping had been done. Plants are in as well as sod. Black mulch has been ordered. Old dead trees have been removed from South side. Shrubs have been removed from parking lot. Water intrusion problems. Will obtain estimates and working with Public Adjustor. Owners have shown interest with automatic payments (ACH) and starts May 1, 2022. Hot tub to be fixed.

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

Meeting in May with County to cover the facts. Tammy Mercer will attend.

**4. ACTION ITEMS:**

**A. RIGHT OF FIRST REFUSAL:**

Tammy Mercer requested a motion to reaffirm the Right of First Refusal for the following units:  
Unit #302: \$420,000 Unit #400: \$472,500

**MOTION #2:** Deborah Moffa made the motion to reaffirm the Right of First Refusal for Unit # 302 for \$420,000 and Unit #400 for \$472,500. Motion was seconded by John Moore. Motion passed 5-0.

**B. REMOVE PREVIOUS SIGNERS FROM BEACH BANK – JACK BRENEMEN, DONNA HARRIS, DAVID MILLS**

Switching banks. Owners are no longer on the Board and to be removed.

**MOTION #3:** Nicole Hallmark made the motion to remove Jack Brenemen, Donna Harris, and David Mills all previous signers from Beach Bank. Motion was seconded by Curtis Davis. Motion passed 5-0.

**C. CREATE PERDIDO SUN BEAUTIFICATION COMMITTEE:**

Landscaping, Amenities, Common Areas. Make a plan, stay within guidelines / budget, but “not do” physical work.

**MOTION #4:** John Moore made the motion to create the committee. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

Curtis Davis will direct this committee. Nicole Hallmark and Steve Brandon will be on the committee. More volunteers are needed. An email will go to all owners.

**D. RESERVE STUDY – REVIEW BIDS FOR RESERVE, MAINTENANCE AND ENGINEER INSPECTION THEN APPROVE/DISAPPROVE**

See under reserve study and maintenance contracts.

**MOTION #5:** John Moore made the motion to hire BECI to do the standard maintenance plan. Includes reserve study, building inspection, and maintenance program. Costs \$1300 monthly for 3 years. Motion was seconded by Eddie Zarahn. Motion passed 3-2.

**5. DISCUSSION ITEMS:**

**A. HOT TUB REPAIRS**

Will be serviced this week. Problem with plumbing to pump.

**B. RESERVE STUDY AND MAINTENANCE CONTRACTS: GUEST SPEAKER STEVEN COXE WITH BECI.**

Policy changes are coming in Florida law. Will need a licensed reserve specialist to do a reserve study. Florida legislation may be passed in November to be fully funded (within 3-4 years). Mr.

Coxe gave a presentation on reserve study which is not a building inspection. Reserve study is to be used as a finalized tool as to how much association should be budgeting for. Second part of the presentation was on building inspection. Look at the building, walls, roof, railings, balcony and prioritize life safety (cracking in concrete) vs non life safety (aesthetic). Includes written scope of work and bidding of projects. Third part of the presentation was the maintenance program. Requires 3 year contract, does yearly inspections of roof and walls, updates on balcony and railings.

**6. OWNERS TIME TO BE HEARD:**

Steve Swiler (#206) questioned whether the guests at Palacio and Perdido Skye are renting our beach umbrellas. Need to show Perdido Sun wristbands.

**7. COMMENTS FROM BOARD MEMBERS:**

None.

**8. ADJOURNMENT:**

John Moore requested a motion to adjourn the meeting at 10:30 AM.

**MOTION #6:** John Moore made the motion to adjourn at 10:30 AM. Motion was seconded by Curtis Davis. Motion passed 5-0.

**NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, AUGUST 27, 2022 AT 9 AM**

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**John Moore**  
**President**

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**Deborah Moffa**  
**Secretary**