

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS ASSESSMENT MEETING
[JULY 27,2024]**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, July 27, 2024, a Board of Directors Assessment Meeting was called to order by Tammy Mercer at 9:02 AM via zoom conference. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark (zoom), Deborah Moffa and Curtis Davis (zoom). Tammy Mercer, Association Manager was also present as well as Jay Fraiser (zoom), our association attorney. Owners present were Ortega's, Thomas Long, Ted Jones, Gutzwiller's, Pat Green, Linda Carr, Mike Dracopoulos, McLaughlin's, Gaffney's, Byrd's, Swiler's, Carol Rhymes, Dave Mills, Fahmi's, Dumas, DeAngelo's, Joshua Lopez, Cindy Drumond, Fidelity's, Pryor's, Marchwicki's, Kris Moore, Tommy Hallmark, Michael Moffa, Jack Sherman, Galvin's, and Debbie Boykin. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [June 1, 2024]:

Tammy Mercer requested a motion to approve the meeting minutes from June 1, 2024.

MOTION #1: Deborah Moffa made the motion to approve the meeting minutes from June 1, 2024. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

3. DISCUSSION ITEMS:

A. UPDATE REGARDING WINDOWS:

John Moore commenced with a brief window replacement/assessment introduction. He discussed that owners time to be heard will follow the three minutes to speak on the agenda item and may only speak once to the item. (Robert's rule) Jay Fraiser, our association attorney gave his background of twenty years of condominium litigation experience. He discussed the obligation of the association and special assessment. Jay stated that the Declaration calls for wear and tear and shifts after a hurricane to association after a hurricane. The "Owner Questions Sheet" was reviewed item by item.

B. THE NEED FOR A SPECIAL ASSESSMENT:

There was a shortfall of - \$921,107.44 so a special assessment was needed.

4. ACTION ITEMS:

- A. VOTE FOR A SPECIAL ASSESSMENT TO BE PAID IN 3 EQUAL PAYMENTS DUE OCTOBER 1, 2024, FEBRUARY 1, 2025 and APRIL 1, 2025

Tammy Mercer requested a motion to vote for a special assessment for Board Members.

MOTION #2: Deborah Moffa made the motion to approve a special assessment to be paid in 3 equal payments due October 1, 2024, February 1, 2025 and April 1, 2025 for amounts listed below. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

1 bedroom	\$2763.32	3 payments each	Total \$8,289.97
2 bedroom	\$3698.39	3 payments each	Total \$11,095.16
3 bedroom	\$6447.75	3 payments each	Total: \$19,343.26
TOTAL \$921,107.44 (93 units)			

5. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 10:23 AM.

MOTION #3: Deborah Moffa made the motion to adjourn at 10:23 AM. Motion was seconded by Curtis Davis. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, AUGUST 24, 2024 AT 9:00 AM. STAY TUNED FOR FUTURE MEETING SCHEDULES TO COME DUE FOR THE WINDOW PROJECT:

John Moore
President

Deborah Moffa
Secretary