

**PERDIDO SUN CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
[OCTOBER 7, 2023]**

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

On Saturday, October 7, 2023, 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 Tammy Phillips, Randy Ortega, Thomas Long, Steve Finley, Craft's, Fahmi's, and McLaughlin's. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

**2. READING/APPROVAL OF MINUTES [AUGUST 12, 2023]:**

Tammy Mercer requested a motion to approve the meeting minutes from August 12, 2023.

MOTION #1: Eddie Zarahn made the motion to approve the meeting minutes from August 12, 2023. Motion was seconded by John Moore. Motion passed 5-0.

**3. REPORTS:**

**A. PRESIDENTS REPORT:**

John Moore stated that it is budget season. This is a difficult time for the Board. We have many unknown variables for insurance. We will have to obtain estimates and watch Florida legislation. Changes are coming as well as increasing HOA dues. Key Claims is working on window claims. Engineers from both parties will be inspecting all units.

**B. TREASURERS REPORT:**

Nicole Hallmark stated that we are on schedule budget wise. The September assessment has been paid. Third quarter financials will be posted to the website very soon.

**C. FACILITIES REPORT:**

Tammy Mercer presented her facilities report. Both pools and spa are in great working condition. A new east boardwalk gate was installed with a code for entry. There are many maintenance projects to occur and end by March. Power tools will be operated during work hours. Interior projects are slated as well during the slower season. The Perdido Sun maintenance staff will do the landscaping due to high costs. The East retaining wall is crumbling so a portion was removed and a replacement is coming soon. Parking bumpers have been ordered. A short wall was built in front of the irrigation pump which cars hit at times. A sign will be posted for compact cars only. The exit door from the lobby stairwell has been replaced. We have three part time maintenance employees: Johnny, Jerry and Chris. Chris has returned. Our gift shop is popular with guests and owners.

**D. BEAUTIFICATION COMMITTEE REPORT:**

This report will be made available in the near future.

**4. DISCUSSION ITEMS:**

**A. DISCUSS THE PROPOSALS AND OPTIONS FOR THE EAST RETAINING WALL**

Tammy Mercer has proposals for large stone, small stone and cross ties for the retaining wall. Cross ties will take 18 months to arrive so this is not an option. Proposals are over \$30,000. Another bid is being sought from a skilled maintenance material cost source. All options are being sought and then will be reviewed.

**B. DISCUSS DOOR CODE CHANGES:**

Tammy Mercer emailed all owners the East Boardwalk gate security codes. Only 1 code can be programmed on the mechanical gates at a time. We had discussion when to change the code. It was suggested at the end of summer season.

**5. ACTION ITEMS:**

**A. ESTOPPEL FEES AND CHARGING FOR QUESTIONNAIRES**

MOTION #2: Nicole Hallmark requested a motion to charge by Florida state allowance of \$250.00 per estoppel. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

**B. LATE FEES AND INTEREST CHARGES ON HOA DUES**

Motion #3: John Moore requested a motion to go by the Florida state statute 5% or \$25.00 whichever is largest + 18% APR for late fees and interest charges on HOA dues. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

**C. DOOR CODE CHANGES (ALL MECHANICAL GATE LOCKS)**

Currently, we have 1 on East and West boardwalk and the other lock should be here soon for the walk through gate on the East side of the boardwalk.

Motion #4: John Moore requested a motion to change all building codes once a year and keep the same code for all security code enabled locks. Motion was seconded by Eddie Zarahn. Motion did not pass 2-3.

Motion #5: Curtis Davis requested a motion to have all entry doors to the building requiring a code plus the bathrooms and fitness center to have 1 code for the year and owners code (9300) to stay the same as well as the East Boardwalk gate to have different monthly codes. (April – October) Motion was seconded by Deborah Moffa. Motion passed 3-2.

**D. RIGHT OF FIRST REFUSAL FOR UNIT #510 FOR \$430,000.**

Tammy Mercer requested a motion to reaffirm the RIGHT of FIRST REFUSAL for the following unit: Unit #510: \$430,000.

MOTION # 6: Deborah Moffa made the motion to reaffirm the Right of First Refusal for unit #510 for \$430,000. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

**E. PROPOSAL FOR REPAIRING THE EAST SIDE RETAINING WALL**

This was tabled for future. More information is needed.

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

Steve Finley suggested to put no parking signs up while the east side retaining wall is being repaired. Owner front entry door code is 9300. Also, he asked about having our budget fiscal year align with our annual insurance renewal. This would require a vote in bylaw changes. There would be too many complications and costs.

**7. COMMENTS FROM BOARD MEMBERS:**

Nicole Hallmark asked about the Board Election. There will not be an election. Curtis Davis and Deborah Moffa were the only owners to submit an intent to run form so they both will continue to serve on the Board.

**8. ADJOURNMENT:**

Tammy Mercer requested a motion to adjourn the meeting at 10:08 AM.

MOTION #7: John Moore made the motion to adjourn at 10:08 AM. Motion was seconded by Eddie Zarahn.

**THE ANNUAL HOMEOWNERS MEETING WILL BE HELD SATURDAY, NOVEMBER 4, 2023 at 9:00 AM IN THE PERDIDO SUN SOCIAL ROOM.**

**NEXT BOARD OF DIRECTORS MEETING (BUDGET MEETING) WILL BE HELD ON SATURDAY, NOVEMBER 18, 2023 AT 9:00 AM**

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**John Moore**  
President

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**Deborah Moffa**  
Secretary