

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
April 20, 2024**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, April 20, 2024, a Board of Director's Meeting was called to order by Tammy Mercer at 9:00 AM. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark, Deborah Moffa (zoom) and Curtis Davis. Tammy Mercer, Association Manager was also present. Owners present were: Randy Ortega, Tammy Phillips, Judy Rutkowski, Swiler's, Dave Mills, Thomas Long, Steve Findley, Dean Gaffney, and DeLaTorre's. Tammy Mercer acknowledged for the minutes a quorum was present.

2. READING/APPROVAL OF MINUTES [February 10, 2024]:

Tammy Mercer requested a motion to approve the meeting minutes from February 10, 2024.

MOTION #1: Eddie Zarahn made the motion to approve the meeting minutes from February 10, 2024. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated we are still working with Hurricane Sally claim. Agreement is going to mediation. Possible waiting date is May 21, 2024. There is not a specified timeline as of right now. Insurance for 2024 has not been changed by Florida legislation. Citizens insurance has not changed. We surveyed three different insurance carriers, and we are staying with the Zarahn Agency.

B. TREASURERS REPORT:

Nicole Hallmark remarked that financials are on target. The first quarter 2024 financials will be on the website shortly.

C. FACILITIES REPORT:

Tammy Mercer reported that the elevators are working as should. The Roof top elevator room was deep cleaned and painted. The East stairwell was cleaned. Security will be on site at end of May. We might be sharing with the Palacio. (double coverage for same dollar amount) Pine straw has been installed and palm trees trimmed. The front water fountain is broken but there is a possible fix. Pools are well maintained. No current water leaks in the units. East side of building water window leak is to be repaired shortly. Second floor cat walk ceiling to be fixed this week. Front mildew to be cleaned and east stairwell to be cleaned as well. Communication is open. Monthly zoom chats occur.

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

There will be a rescheduled meeting in the next few weeks. Our written emergency planned is well written and being tweaked. An updated vendor list for the Key will be available on our website soon.

4. ACTION ITEMS:

A. BID APPROVAL FOR 2ND FLOOR CATWALK CEILING REPAIR

MOTION #2: John Moore made the motion to approve CSharp as the vendor to fix the second floor cat walk ceiling repair. Motion was seconded by Eddie Zarahn. Motion passed 5-0.

5. DISCUSSION ITEMS:

A. 2024 INSURANCE

Eddie Zarahn updated that his agency is still working on insurance but is almost done with the process. Frontline has changed its guidelines and since we have an open window claim an exception might be made for us. However, it is pending. The insurance market is getting better because there are a few more carriers. Wind coverage is still being worked on. This has been over a 6 month process for the Zarahn agency.

B. 2024 LEGAL UPDATE

The Governor of Florida has not signed any current legislation. Some changes that might happen are the way you report your rentals and the bill regarding required association websites changes from 150 units to 25 units. Also, more continuing education for Board members. There is a possible occupancy change due to a rental bill that if passed would affect Florida statute for rental occupancy. For example, a one bedroom unit states that no more than 2 people in 1 bedroom and 2 people on a sleeper sofa and needs 50 square foot in one room per person. The required SIRS and Milestone study have been placed on the Perdido Sun website. Again, this legislation has not been signed into law as of now. Tammy Mercer will keep us informed.

6. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 9:54 AM.

MOTION #3: John Moore made the motion to adjourn at 9:54 AM. Motion was seconded by Eddie Zarahn. 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