

**PERDIDO SUN CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
August 24, 2024**

1. CALL TO ORDER/DETERMINATION OF QUORUM:

On Saturday, August 24, 2024, a Board of Directors Meeting was called to order by Tammy Mercer at 9:00AM via zoom conference. Present were John Moore (zoom), Eddie Zarahn (zoom), Nicole Hallmark, Deborah Moffa, and Curtis Davis (zoom). Tammy Mercer, Association Manager was also present. Owners present were Stacy & Tracy McLaughlin, Thomas & Lynn Long, Jimmy Calvert, Holt's, Swiler's, Pat & Julie Green, Drummond's, Randy Ortega, Steve Frindley and Michael Moffa. Tammy Mercer acknowledged for the minutes a quorum was present to conduct Association business.

2. READING/APPROVAL OF MINUTES [July 27, 2024]:

Tammy Mercer requested a motion to approve the meeting minutes from July 27, 2024.

MOTION #1: Eddie Zarahn made the motion to approve the meeting minutes from July 27, 2024. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

3. REPORTS:

A. PRESIDENTS REPORT:

John Moore stated that we are making progress on the window project. We are passed the shock / special assessment phase. We will get the job done and work with all contractors. CSharpe will be on line to discuss schedule. Also, the Sun had one leak in the 16 stack that did some damage to other units. Renter left the faucet on. John reminded everyone about purchasing alarms for water leaks in units.

B. TREASURERS REPORT:

Nicole Hallmark reported that the 2023 audit will be completed next month. June 2024 financials are approved. The second quarter financials are on the PS website. Next year's budget is already being worked on.

C. FACILITIES REPORT:

Tammy Mercer discussed that some small inhouse projects are being done before the window project starts. The outdoor pool is currently closed because of an algae problem coming off the Gulf of Mexico. The chemical levels are increasing. The front desk is doing well. Gayle is using the middle office and guests are to ring the door bell if needing assistance at front desk. The Sun had a great summer with guests.

4. DISCUSSION ITEMS:

A. UPCOMING BUILDING CONSTRUCTION

Ty Jordan, the CSharpe Representative gave an overview of the window project. The planning phase consists of lead time on materials, scope of work, schedule, stacks being worked on / balconies and

cat walk windows. Local consultant, project engineers, engineers and contract administrators, and BCI will be involved. There will be three sections to the scope: 1. Store front windows which includes the first floor lobby 2. Common walks which face north 3. Exterior flat wall and corner window bedrooms (00, 06, 08, 14, 16) Also, work consists of framing, jams, install a coat of paint, replace sealants as needed, window sealants (inspected and installed) as needed, and concrete repair. All sections have different lead times. The store front will be in October. Flat wall windows have a lead time of 14 weeks before delivery which will be around December at this time. Again, all this can be changed. We will get weekly updates from CSharpe. CSharpe will work top down. To avoid double entry 02, 04, 10, 12 stack work will begin late September -mid-November. Cat walk windows will be installed and balcony work at the same time. Flat wall windows will be installed in December / January for 00 and 16 stacks. The 06, 08, and 14 stacks will have work done in early February and March. An updated and revised schedule will be released during the week of September 9-13, 2024.

B. Q & A WITH A C-SHARPE REP

Please tell all renters (guests) that the Perdido Sun will be a construction zone. Guests will expect loud noise, saws, hammer drills, demoing out windows and vibrating sounds during business hours (8am – 5pm). Owners’ responsibilities include: remove furniture from the balcony areas and at least 8 feet from all other interior areas, priming and painting the interior drywall affected by the window replacement, deep cleaning of the unit after construction, remove and reinstall any window trim/treatments such as blinds / curtains, and make punch list claims within a 21 day owner punch period following completion of the unit. CSharpe will be updating the schedule and items. Tammy Mercer will send it to all owners via email.

Weekly updates will be provided to owners during the construction process. CSharpe will remove 3 to 4 floors in one day and plywood will be used to cover up openings if bad weather occurs. Please read all emails from the Board and Tammy regarding CSharpe updates.

5. ADJOURNMENT:

Tammy Mercer requested a motion to adjourn the meeting at 10:46 AM.

MOTION #2: John Moore made the motion to adjourn the meeting at 10:46 AM. Motion was seconded by Nicole Hallmark. Motion passed 5-0.

NEXT BOARD OF DIRECTORS MEETING WILL BE HELD ON SATURDAY, OCTOBER 5, 2024 AT 9:00 AM.

John Moore
President

Deborah Moffa
Secretary

