

**Grand Caribbean at Perdido Key Homeowner's Association**  
**Board of Director Minutes**

June 18, 2016 at 13351 Johnson Beach Road, Pensacola, FL 32507

**A. Call Meeting to Order**

Rick Wilderman called the meeting to order at 10:02 AM CST.

**B. Roll Call to Establish Quorum**

**Board Members Present:** Rick White

**Board Members Present  
via Conference:** Rick Wilderman  
Keith Dantin  
Stu Weston

**Board Members Not Present:** Joyce Fuller

**Management Present:** Mary Baisden – PSRi

**Owners Present:** Kenneth Brown – 103, 110, 210, 217, 314, 401, 403, 411, 412  
JR Rankin – 210E  
Art & Nicole Manez – 409W, 410W  
Rich Clarke – 209W  
Gayle Head – 114E  
Wendi McWhorter – 410E

**C. Proof of Notice of Meeting** – Notice was properly posted as required.

**D. Approval of Previous Meeting Minutes** – Rick Wilderman made a motion to accept the May 21, 2016 meeting minutes as presented. Stu Weston seconded the motion. The motion passed unanimously.

**E. Financial Review:** Stu Weston presented the financial statement for the Association. Stu asked Mary to follow up on the AR for Spencer as a lien has been on it for several months. The AR report reflects very few delinquent accounts with Klansky being the highest one. The Association was the winning bidder and will now hold title to the unit until the bank forecloses on the unit. We will be getting with Southern management to have a contract done to rent unit until such time the bank forecloses. The P&L Statement shows that we are over budget in the area of maintenance due to elevator repairs that were unforeseen but we are saving money overall in the payroll expenses with having brought this in house. The balance sheet shows we have a Reserve account balance of \$74,898.54 with \$105,436.31 in the Operating account.

**F. Committee Reports - Maintenance Staff Committee:** Rick Wilderman stated that Paul Middleton now has a helper names Norman. He is working 23 – 24 hours per week. They are getting Paul set up for his CPO license. It was mentioned that one project the staff will need to work on will be the condensation pipes coming out of the ground. The pipes will need to be cleaned out, repaired, extended 6 inches and a collar added around them. Board agreed this needed to be done

## **G. Old Business:**

### **1. Building Project Update**

**a. Engineer** – A contract for the Engineer had been approved at the last meeting.

**b. Contract** – Keith Dantin made a motion to accept the ZMG Construction contract as submitted and to sign contract when loan is closed. Rick Wilderman seconded the motion. The motion passed unanimously. Tile removal was discussed and Stu Weston made a motion that Owners with tile on their balconies would pay \$3 per square foot and the Association would pay the remaining \$2.50 per square foot. This would be so the Association could still utilize their contractor and not have any hold ups on the construction progress while allowing for a competitive price for the Owners. Keith Dantin seconded the motion. With all Board members in favor, the motion passed unanimously. Rich Clarke and Art Manez objected to the Board making this decision.

**c. Bank** – BB&T presented a commitment letter for the loan. The cost to complete will be \$2400. Rick White made a motion to accept the BB&T offer. Stu Weston seconded the motion. The motion passed unanimously. Rick Wilderman and Keith Dantin or Joyce Fuller will sign loan at the Mobile branch as soon as possible

### **2. Project List**

**a. Vents in Storage Units** – Vent fans run off of the power switch and is only activated when lights are turned on. Board requested proposals be sought for adding thermostats to storage areas to control fans.

**b. Painting of Pool Pergolas**- Discussion held regarding the condition of the pergolas and the need to complete the painting. It was decided to wait until the end of the high season to complete the painting of the pergolas as long as the condition of the pergola was not in poor shape.

**c. Resurfacing and Tile Replacement of both hot tubs** – Waiting on bids. Project will be pushed back to September or October depending on occupancy.

**3. Storage Units** – Requests have been received for 5 more cages. Stu Weston made a motion to purchase 5 add on cages at \$140 per cage not to exceed \$850 for all charges. Keith Dantin seconded the motion. The motion passed unanimously.

**5. Management Company** – Rick Wilderman stated that he would prefer for Perdido Sand Realty to remain as management for Grand Caribbean until the construction project is over. He stated that he has initiated contact with Ted Johnson regarding the possibility of an extension and Ted would be getting back with him on what Perdido Sand Realty would accept as an extension, if any. Rick stated that the search for another management company or their own CAM would continue.

## **H. New Business**

**1. Water Pumps** – A new option to replace the current booster system for the domestic water pumps has been presented. It would be a cycling system where the motor speed would increase as the usage increased and speed would decrease as usage decreased. Waiting on proposal to be presented.

**2. Common Area Doors and Storage Shed Locks** – There is a security concern regarding the storage areas and the common areas. As the Association begins to gather additional equipment, we will need to ensure the safety of the investment. A lengthy discussion was held and a decision was tabled until the next meeting.

**3. Landscaping Contractor** – A meeting was held with the landscaping contractor on Thursday, June 16, 2016. The landscaper agreed the work being performed at Grand Caribbean was subpar and have offered a one week credit to the Association. Rick White recommended that the issue of the landscape contract be revisited in 60 days. Board agreed. Palm trees are to be cut with a hurricane cut and the berries removed. Only the trees that will be remaining. This needs to still be scheduled with landscaper.

**4. BBQ Pits** – Many BBQ pits are in need of replacement. Some are safety hazards and are being removed. New pits were found that are identical to what is currently there except they swivel. Stu Weston made a motion to purchase 8 new BBQ pits not to exceed \$1872. Rick White seconded the motion. The motion passed unanimously.

**5. Bull Dog** – The Association owns a 4 wheel vehicle that has been sitting in the storage shed for the last 2 years and does not run. Stu Weston made a motion to sell the Bull Dog for best offer and to use the proceeds plus an additional \$2000 to purchase a used E-Z Go Golf Cart. Rick Wilderman seconded the motion. The motion passed unanimously.

**I. Scheduling of the Next Meeting** The next Board meeting is scheduled for 10:00 AM CST on July 16, 2016.

**J. Adjournment**–Rick Wilderman made a motion to adjourn the meeting. Stu Weston seconded the motion. The motion passed unanimously. Meeting adjourned at 12:03 pm.

Submitted by,

Mary Baisden  
Perdido Sand Realty, Inc.