

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 10:00 AM CST.

B. Roll Call to Establish Quorum

Board Members Present: Rick Wilderman
Rick White

**Board Members Present
via Conference:** Stu Weston

Board Members Not Present: Joyce Fuller
Keith Dantin

Management Present: Mary Baisden – PSRi

Owners Present: Kenneth Brown – 103, 110, 210, 217, 314, 401, 403, 411, 412
JR Rankin – 210E
John & Libby Austin – 204E
Rich Clarke – 209W
Dan Walborn – 302E
Bob & Priscilla Cooper – 402E
Lynn Wilderman – 303E
Paul Middleton – 104E, 209E
Bobby Ingram – 207E
Cynde & Jeff Ingram – 207E
Jeff & Michelle Jurczyk – 416E
Sheila O’Nan – 406W
Ron O’Neill – 101E
Carol Shackelford – 404W
Marilynn Farrow – 401E

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

D. Approval of Previous Meeting Minutes – Stu Weston made a motion to accept the June 18, 2016 meeting minutes with an amendment to the storage cages and to show the Board’s decision that cages must be paid for in advance of rental. Rick White 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 and to ensure that Seymour has received a letter for the 60 day delinquent. Stu also asked for the Special Assessment to be separated from the dues so that the different accounts can be more easily followed. The Association has \$795,000 in total assets. The insurance note is \$74,677.85. The Reserve account should not have an other account. All amounts in reserve should be separated by line item. Reserve balance is \$344,072.24. The P&L Statement shows that we are under budget in the collection of maintenance dues which is mainly attributable to the Klansky unit. The office supplies are higher

due to several mailings relating to the balcony reconstruction and the elevator category is over based on the unanticipated maintenance. Since bringing the personnel in house, we have brought that line item under budget \$3,000 and contract services are right on budget. Overall we are doing pretty well with \$356,000 in revenue and only \$314,000 in expenses.

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 but it will not be until October. Paul added that he has worked on adding longer pipes to the west building vents and put in rocks. The west fence has been damaged 3 separate times and will be repaired. The fire department and bug guy have been out 3 times and the sprinklers have been repaired. Storage cages have been moved around and Rick Wilderman stated only 4 cages were purchased instead of 5 due to budget. Paul continued that he has filled the pond washout with sand and he stained the picnic tables. A discussion was held on if additional help would be needed when Paul begins handling pools and landscaping.

Management Company Committee: Rick Wilderman and Joyce Fuller have been working on if the Association would hire a new management company or if they would hire their own CAM. Rick stated he felt that due to the balcony reconstruction it was not a good time to switch management. Rick spoke with Ted Johnson, Owner of Perdido Sand Realty, and talked about an extension or a new contract. The extension was not an option but Ted was willing to resign a contract for one year. Stu Weston made a motion to extend the Perdido Sand Realty contract for one year under the same terms and conditions and price that is part of the current contract. Rick White seconded the motion. The motion passed unanimously. Owner John Austin asked what was driving the change for the management company. Rick Wilderman stated that there were many owners who were not happy with Perdido Sand. John responded that the Board is the one who needs to be happy with the management company as they are the ones who give the management company direction. Stu Weston commented that if the Association were to hire their own CAM then there would be able to be more controls put in place.

G. Old Business:

1. Building Project Update – Rick Wilderman stated that the contract with ZMG was signed as of the 29th of June and the bank loan closed the same day. The contractor issued the schedule the other day and we found that both buildings were being done simultaneously. The schedule shows that the contractor expects to be finished around the first week of November. Rick stated he felt the schedule was aggressive as they did not allow for rain days, etc. There was a discussion held regarding how the coatings will be put down and the timing for notification of the walkways so Owners can make arrangements.

2. Vents in Storage Units – Vent fans need to be replaced. To add the thermostat to the fans will be \$7990 which comes out to \$499 per storage unit. Rick White made a motion to accept the proposal and Rick Wilderman seconded the motion. The motion passed unanimously.

3. Water Pumps – Proposal received for repair to the water pumps and addition of the VFD drive. Rick White made a motion to accept the proposal from Electromech Services as presented. Rick Wilderman seconded the motion. The motion passed unanimously.

3. Common Area Doors and Storage Locks – Rick Wilderman directed Paul Middleton to replace the locks on the storage units and offices.

5. Landscape Contract – The Board discussed the landscape issues and lack of response and work done. Even after the meeting that was held with the landscaper in June the services have not improved. The Board requested proposals for the next meeting from other companies to

perform the landscape services. Paul is to also price necessary equipment for the landscape to be brought in house.

6. BBQ Pits - The BBQ Pits have been ordered and should arrive within a week or two.

7. Lockers - Lockers were purchased, delivered and installed. There is only room for 5 more lockers.

8. Bulldog / Golf Cart – The last golf cart was sold that the Board had approved purchase of. Stu Weston made a motion to purchase a golf cart from Buggy Works for \$3159. Rick White seconded the motion. The motion passed unanimously.

H. New Business

1. Termite Treatment – Board reviewed the proposals presented. A repair bond is desired. Proposals were requested to include a repair bond and the item is tabled until the next meeting.

2. 409W Mold Remediation – DKI will need to put the camera into the access space to find where the water is coming from. It was requested that the leak and the unit repairs be completed simultaneously so as not to have a reoccurrence.

3. Fire Alarm Repairs – B&C provided a proposal for repairs on the fire alarm system based on their inspection. Hiller provided a proposal that was not complete. It was decided that past inspections would be investigated and the item tabled until the next meeting.

4. Rental of 211W – A contract was received from Southern. Contract stated a 25% commission rate would be paid to Southern for the rentals. Shawn at Perdido Sand Realty was requested to follow up with Anne at Southern to inform of the condition of the rental and a breakdown of the costs that will be charged for Southern to do the rental. Stu Weston made a motion that the Association rent unit 211W as soon as the terms are satisfactory to the President. Rick White seconded the motion. The motion passed unanimously.

5. Insurance – Stu Weston made a motion to accept the insurance policies for 2016 – 2017 as long as the terms are the same from 2015. Rick White 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 August 20, 2016.

J. Adjournment–Rick Wilderman made a motion to adjourn the meeting. Stu Weston seconded the motion. The motion passed unanimously. Meeting adjourned at 12:24 pm.

Submitted by,

Mary Baisden
Perdido Sand Realty, Inc.