Grand Caribbean at Perdido Key Homeowner's Association
Board of Director's Meeting Minutes
July 29, 2017 at 13351 Johnson Beach Road, Pensacola, FL 32507

1. **Call Meeting to Order**

Rick White called the meeting to order at 9:06 AM CST

2. **Roll Call to Establish Quorum**

Board Members Present:	Rick white David Farrow Joyce Fuller Richard Clarke
Owners Present:	Ken Brown – 103E, 110E, 210E, 314E, 403E, 401W, 411W, 412W Marilyn Farrow – 401E Betty Sheets – 112E Ron O'Neill – 101E Fran Opitz – 405E

3. **Proof of Notice of Meeting**

Notice was properly posted on the property 48 hours prior to the meeting in accordance with the Grand Caribbean governing documents and Florida Statute 718.

4. **Approval of Previous Meeting Minutes**

Richard Clarke made a motion to approve the Board of Director Meeting Minutes from June 17, 2017. David Farrow seconded the motion. With all in favor, the motion passed.

5. Report of Officers

   a. **Committee Reports**
      i. **Budget Committee –** Richard Clarke gave an update on the Association's financials as of June 30, 2017. Rich stated that the Aging Accounts were in good shape. We had only 3 accounts that were in the rears that total $26,000. The HOA has $109,920.05 in operating fund. The total reserve is $134,248.18 and we have $230,248.39 from the Special Assessment account. We are over budget in maintenance.

      Rick White stated three units are in arrears for special assessment totaling $26,000. Rick White stated the excess special assessment fund would be used to offset the budget for 2018. Rick White stated the fund would be

used to pay for any major projects that are needed, as well as go towards the reserves.

The Board will be working on the 2018 budget in the next couple weeks. Resurfacing the pools was discussed and hopefully that will be budgeted for 2018.

i. **Maintenance Committee –** David Farrow said he walked the property with Perdido Sand maintenance. Rick White and David Farrow walked the property to look at what needs to be done to get the property in shape.

Rick talked to Cutters and hopefully more attention will be given to the front of the property as promised by the landscaping company.

Rick advised that the renter that hit the fence in the West Building would be paying for the damage. The cost as we know now (not sure how much more damage was done) should be $7000.

Rick also reported a renter in the West Building complained about a Kayak had been stolen from their vehicle in the parking lot. The Grand Caribbean is not responsible for property that is stolen.

The walkway on the East Side was discussed with no decision made.

Renters that are being targeted by La Playa not letting Grand Caribbean on the public beach are reporting complaints on the West Building. Joyce Fuller reported that she had called in a complaint to the County Commissioner about this problem.

6. Old Business

a. Cable and Wi-Fi

Rick White reported that Ted Johnson will meet with Network Communication to sign off on the contract. Contract with COX expires in February and will let us out of the contract since they have not provided the association with acceptable service.. Phone, TV and Wi-Fi will all be installed at once.

b. Building Project Update – Balcony Paint Issues

The list of balconies that are in need of repair has been given to Perdido Sand

Board Member Keith Dantin arrived to the meeting.

c. Rules and Regulations

Joyce Fuller reported on the Rules and Regulations Committee and final touches are being added to the Rules and will be finished in the next few weeks. The rules will be sent to the Board for approval. After approval a condensed version will be displayed in every unit that is rented.

d. Property Management

Rick White asked Joyce Fuller to report on the possibility of changing to another Property Management. Rick reported that Perdido Sand said they would give us a two-year contract for the same amount. Joyce stated that she had researched several companies but only one would work well for the Grand Caribbean. Joyce and Richard Clarke met with Key Concepts.

Rick White asked for a resume and that we talk to the other HOA's that Key Concept manages since this is the only Property Management company that showed an interest in taking us. Joyce will ask Key Concepts to give us names, telephone numbers and email address of Key Concept HOA's so our board can ask questions. Key Concept manages 7 other properties. The Board asked that Key Concepts be present at the August meeting.

7. New Business

a. Insurance

Rick White reported that our insurance would stay the same except for liability insurance, which has increased by $444.00 per year.

Discussion was held about assigning parking spaces to Owners. No decision was made.

8. Scheduling of Next Board Meeting

The next Board Meeting was scheduled for August 19, 2017 at 9:00 AM

9. Adjournment

David Farrow made a motion to adjourn the meeting. Richard Clarke seconded the motion. The motion passed unanimously. Meeting adjourned at 11:00 AM

Submitted by,

Joyce Fuller
Secretary, HOA Board