

**Grand Caribbean at Perdido Key Homeowner's Association**  
**Board of Director's Meeting Minutes**  
October 24, 2020  
Breezeway, 13351 Johnson Beach Road, Pensacola, FL 32507

**1. Call Meeting to Order**

Betty Sheets called the meeting to order at 1:05 PM CST Ms. Sheets stated that a President, Secretary and Treasurer were the positions that must be filled. Other positions could be filled as well.

**2. Roll Call to Establish Quorum**

Board Members Present: Sam Myers  
Dan Walborn  
Chris Mayer  
Rick White  
Betty Sheets

Owners Present: David Hamner, 217E  
Jenny Mayer, 416E  
Barb White, 301E  
Pauline Myers, 203E  
Debby McBride, 416E

Management Present: Beth Ross, Key Concept Realty, Inc.

**3. Approval of Previous Meeting Minutes**

Rick White made a motion to approve the Board of Director Meeting Minutes from August 8, 2020. Sam Myers seconded the motion. All were in favor and the motion passed unanimously.

**4. Reorganization of the Board of Directors**

Rick White nominated Dan Walborn for President. Chris Mayer seconded the nomination. All were in favor and the motion passed unanimously.

Rick White nominated Betty Sheets for Secretary. Dan Walborn seconded the nomination. All were in favor and the motion passed unanimously.

Betty Sheets nominated Rick White for Treasurer. Dan Walborn seconded the nomination. All were in favor and the motion passed unanimously.

Betty Sheets nominated Chris Mayer for Vice President. Rick White seconded the nomination. All were in favor and the motion passed unanimously.

Chris Mayer will serve a one-year term and Dan Walborn, Sam Myers and Rick White will serve two-year terms. Betty Sheets is serving her second year of a two-year term.

## 5. 2021 Budget

Rick White made a motion to accept the 2021 Budget as presented to the membership at the Annual Meeting. Betty Sheet seconded the motion. All were in favor and the motion passed unanimously.

## 6. New Business

Dan Walborn asked for the key plays in the restoration after Hurricane Sally.

ReStore Masters is the General Contractor

Phoenix is the Catastrophe Company performing the demolition of the Units compromised

First Choice Services from Baltimore as the contractor

BECI Engineers – designed the roof and sent out for bids

Roofing bids are due November 2, 2020 to BECI and to the Board by November 4, 2020.

Mr. Walborn asked that information be emailed to all Owners by end of day each Friday. All Owners are asked to make certain that Key Concept has a correct email address.

Mr. Walborn also requested that a binder with resources be created for future board members.

## 7. Scheduling of Next Board Meeting

The next Board Meeting was scheduled for December 5, 2020 at 9:00 AM

## 8. Adjournment

Rick Whit made a motion to adjourn the meeting. Betty Sheets seconded the motion. All were in favor and the motion passed unanimously. Meeting adjourned at 1:52 PM

Submitted by,

Betty Sheets, Secretary

Grand Caribbean at Perdido Key Owner's Association, Inc.

*Note:*

Key Concepts has set up a website for the Grand Caribbean at [gulfcoastarea.com](http://gulfcoastarea.com)

Owners should click on TAB MORE about a third of the way down on the page and they will find the Grand Caribbean. Click on the Grand Caribbean and enter the **passcode GC2018.**

Owners will find agendas, minutes of meetings, rules and regulations, gate codes, by laws and more. Contact Key Concepts at 850 492-5462 for questions about this website or other issues

Grand Caribbean is on Facebook and Owners may request to join:

<https://www.facebook.com/groups/GCPKHOA/?ref=share>

This is an UNOFFICIAL group for owners to communicate directly with one another and does not reflect the views of the Board or Key Concept Management.