

Footprints



2009-2

The Summit Owners Association, Inc.

June 10, 2009

Editor

Gerald Reid

General Manager

Sonny Stutts



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(Executive)

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(Human Resources)

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Future Planning)*

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BOARDS MET ON MAY 9

The SOA and SEI board meetings on May 9 were held in the snowbird lounge due to a scheduling conflict with the owners lounge. President Don Stephens presented a flip chart of rental figures in response to an e-mail sent out by a disgruntled former employee making several accusations. Don presented figures that showed his unit gross was in line with others on the first four floors which should have satisfied any doubters. I have not seen any of these e-mails and don't need to. I have closely followed the board actions for over two decades and have known Don Stephens for more than ten years. He is a man of high character who was a key force in overthrowing a previous board that needed to be removed. Still, you are right to remain vigilant and pay attention to what your board does. It is important to always go beyond the rumors and name-calling and check out the facts.

In a revealing moment, it was disclosed that a business owned by board member Michael Hannon sold spring break t-shirts and caps to the SEI gift shop. While legal, many people believe that board members should shy away from doing business with the association and its subsidiaries. On May 18, Michael agreed to lower the price of the invoice by \$2511. In an e-mail to Footprints, Michael had this to say: "The goal of the caps and t-shirts sale was to promote the SUMMIT by including the SUMMIT logo on both the caps and shirts. We have nothing that we sell which includes the SUMMIT logo for promotion of our property. There was nothing neither illegal nor misrepresented in the sale to the SEI Gift shop."

In the manager's report, Sonny Stutts announced several initiatives. A café has opened in the snowbird lounge next to the game room; window screens are being replaced where needed; stairwells are being painted; a/c grills are being replaced; tiling is planned for several indoor common areas; silicone was placed around the pull boxes to keep condensation out; two levels of white brick will be placed around the flowers in the canopy area to keep people from trampling them. A condo sale book will be placed in the office. If you want to post a sheet for your unit, you can do so. General and Liquor liability insurance was renewed at a reduced rate.

Front Desk City Guide, a virtual concierge, will be placed in the rental office at no charge to The Summit. This system will give printed directions to restaurants and other points of interest. On some occasions, a coupon may also print.

It was announced that rentals were down compared to last year. This is true up and down the beach.

Purchases of \$2500 or more must have a sealed bid with an open and close date.



Flowers – A big tip of the sun visor to owners Gary and Juaneita Armstrong for the work they did with the flowers at The Summit. You can see their handiwork as soon as you pull in the drive.

Board Election – All nine seats on the board of directors will be open this year. If you are interested in being a candidate, watch your mailbox.

Help Wanted: Male or female, no age requirement, no salary, no travel expenses. Take time away from family and career. Receive feedback from other owners while you take one of several working vacations. Meet for long hours in metal folding chairs. This could be your golden opportunity to pad your resume. Become a director of SOA.

Richard Jackson Blvd – Get use to it. The familiar Beckrich Road name is no more. It is now Richard Jackson Boulevard or R Jackson Boulevard on the sign.

TDC – The TDC will use some of the extra revenue from the bed tax increase to increase marketing including the fall and winter. They also say they will use some of the money to try and attract a low cost carrier to the new airport. Other money is earmarked for beach cleanup. There was some talk that part of the money would go to enforce collections. If you are renting your unit out and not collecting sales tax, you may want to start.

In other news, the TDC announced that they would no longer partner with MTV.

We're Number Five – Travel Channel has proclaimed Panama City Beach the number five beach in the family friendly beach category.

Property Taxes – The Truth in Millage (TRIM) notices will be mailed out by August 24 giving us a preview on 2009 assessed values. Governor Crist signed legislation that will supposedly make it easier to appeal your assessment.

Hop on the Merry-Go-Round – The old carousel from the now defunct Miracle Strip Amusement Park is operating again at Pier Park.

Gary Lewis Returns – Former rental office employee Gary Lewis has returned to work nights in the rental office. Welcome back, Gary!

Gulf Rescues – Nate Perkins, one of our lifeguards, has been involved in several rescues this year. Our lifeguards are the very best.

Country Singer Arrested – Doug Stone was arrested in April at Grand Panama after an apparent fight with his 22 year old son.

Summit Spring Break – Long time Summit resident Ray Joyce observed that the Summit building and grounds were kept clean during spring break, unlike previous years. He complimented the management and staff.

Spring Break Summary at PCB – Statistically, the 2009 spring break seemed to be wilder overall than previous years. The lowlights include: guest fell from roof of Super 8 and survived; a visitor to a concert in front of Boardwalk was stabbed 3 times with a beer bottle; another concert attendee was beaten by body guards of one of the entertainers; a woman shot another woman at Thomas Drive and South Thomas Drive; a spring breaker fell from the 6th floor balcony at Seachase and survived; a spring breaker was found dead in a ditch outside Sterling Reef; there were 3 hit-and-runs in less than a week, resulting in several deaths.

Flowrider – You can now surf indoors at the flowrider at Shubee on Miracle Strip Loop just off of Middle Beach Road near Wal-Mart.

By-law Change – A proposed by-law change would change the terms of the board of directors from one year to two years, effective 2010. If passed by 2/3 votes, the top five vote getters would begin a two year term, and the remaining four would begin a one year term. Thereafter, every term would be two years and staggered to keep continuity on the board. The terms were previously staggered until a misguided legislature changed it. I recommend that you vote for the by-law change as proposed.

***NEXT MEETING – SEPTEMBER 19
BOD and Annual Meetings***

Up-to-date Summit news when you want it at www.summit-resorts.com.



***In Memoriam
Frank V. Pease
(1927-2009)***

Frank Pease, of Fortson, Georgia, was an original Summit owner, a veteran of WW II, and a retired Commander, US Naval Reserve.

We extend our heartfelt sympathy to his family.