The Summit Owners Association, Inc.

8743 Thomas Dr. Panama City Beach, FL 32408

**Board of Directors Meeting**

October 24, 2022, 6:00 p.m. Central Daylight Time

8743 Thomas Dr. Panama City Beach, FL 32408

In the Owner’s Lounge and by remote

MINUTES

Board Members Present: Bob Cabe, President

 Stacy Peery, Vice President

John Shebel, Director

Board Members Present by

teleconference: Gary Plunkett, Treasurer

Joy Cohen, Secretary

Pat Latham, Director

 Shad Smith, Director

Dennis Wallace, Director

 Patrick Wood, Director

Owners attending in person: Jess Cook, 1329

 Richard Leon, 1104

 Dennis Runnells, 905

 Tom Stott, 830

 Patsy Thompson, 916

 Gary & Kristi Trecker, 1330

 Jack & Mary Woodward, 904

Others attending: Matt Duncan, CAM – GM

 Tim Sloan, PA, Association Attorney

1. **Call to Order:**

The meeting was called to order at 6:00 p.m. by Bob Cabe.

1. **Roll Call/Establishment of a Quorum**

Having all nine (9) of nine (9) Board members present, a quorum was established.

1. **Proof of Notice of Meeting:**

Notice was sent to all owners and posted on property more than 48 hours prior to the meeting.

1. **Approval to send to owners proposed 2023 Budget:**

The Finance Committee completed their recommendations for the Association and Timeshare budgets. Both budgets show an increase due mainly to anticipated increases in property insurance. John Shebel made a motion to approve sending the proposed budgets to the membership 30 days prior to the Board meeting to approve both budgets, scheduled for December 3, 2022. Seconded by Shad Smith. Discussion included the upcoming sliding glass door/window replacement project. All but one timeshare units have three-panel sliding glass doors. Mark Peery, Timeshare Committee Chair recommended to the Board that the sliding glass doors should be replaced with like kind. John Shebel amended his motion to add $31,000 to the Timeshare budget to replace the sliding glass doors. Seconded by Shad Smith. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

1. **Locker Room Renovation Proposal – Ellis Flooring, LLC:**

Another proposal for the locker room renovations was received by Ellis Flooring, LLC. It was for a cost of $23,145. Gary Plunkett made a motion to accept the Ellis Flooring, LLC proposal. Seconded by John Shebel. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

Additional information was provided that once work began, the project would be completed in two months.

1. **Windows/Slider Project – reconsideration of prior adopted motion, consideration of alternative motion, and consideration of proposed contract:**

The Board agreed that the previously passed motion needed to be revisited. Dennis Wallace made a motion to reconsider the following motion:

Whereas, (1) SOA has insurance proceeds on hand that may be used to fund replacement of sliding doors and windows that were damaged as a result of Hurricane Michael, (2) such replacement must commence as promptly as possible due to (a) potential damage to the condominium building because of the damaged sliding doors and windows and (b) anticipated increases in cost of materials that could jeopardize the replacement project, (3) sliding doors are available in the color white now and are not available in the color bronze for a period of approximately five months, (4) windows are available in white vinyl now, (5) many owners, over the past 15 or more years, have installed three panel sliding doors, and other owners have two panel sliding doors, which types of doors have a similar appearance, and (6) some owners, after Hurricane Michael occurred in October 2018, have used their own funds to replace their sliding doors and currently may have sliding doors that meet current code requirements.

Motion:

That the Board authorize *(person to be approved by the Board)* to negotiate revisions to the proposed Restore One contract/scope of work for replacement of existing sliding doors, and windows. The sliding door replacement would be a replacement in a like for like manner, as currently installed (two panel doors for two panel doors and three panel doors for three panel doors), with any additional cost above the settlement being built in to next year’s budget with such revisions to provide for various changes including: (1) possibility of replacement with either two panel or three panel sliding doors and with windows, as specified in Attachment 1, in all Summit units at a cost not to exceed the amount of $ (*Unknown until after discussion with contractor).* Allowing two panel owners to choose to change to three panel doors for an additional amount of $ (*Unknown until after discussion with contractor)\_*and allowing three panel owners to choose to change to two panel doors for an additional amount of $(*Unknown until after discussion with contractor)*, payable in advance to SOA by each such owner, provided, however, that some existing sliding doors may be exempt from replacement; (2) that sliding doors installed in units after November 1, 2018 may be exempt from replacement based upon satisfactory completion and signing of a request form by October 20, 2022 and approval of such request by Management, meeting all code requirements, with Management reserving the right to request additional information from owners, as needed; and (3) possible change regarding temporary additional elevator, depending upon anticipated project needs.

That the final draft contract be submitted to the Board of Directors for consideration and approval.

Seconded by John Shebel. After a brief discussion, the vote was called, and the motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

Jon Shebel then made a motion to revoke the above motion. Seconded by Shad Smith. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

Stacy Peery then made the following motion:

WHEREAS CLAUSE AND MOTION

Whereas, (1) SOA has insurance proceeds on hand that may be used to fund replacement of sliding doors and windows that were damaged as a result of Hurricane Michael, (2) such replacement must commence as promptly as possible due to (a) potential damage to the condominium building because of the damaged sliding doors and windows and (b) anticipated increases in cost of materials that could jeopardize the replacement project, (3) sliding doors are available in the color white and are not readily available in the color bronze for an extended time frame, (4) windows are available in white vinyl, (5) many owners, over the past 15 or more years, have been given the option to install two-panel or three-panel sliding doors, of which both types of doors have a similar appearance, and (6) some owners, after Hurricane Michael occurred in October 2018, have had their sliding doors replaced and currently may have sliding doors that meet current code requirements.

Motion: That the Board allow owners the option for three-panel doors to be installed for an additional amount estimated to be no greater than $1000.00 per door, payable in advance to SOA by each such owner, accompanied with a request form and to be submitted by a date to be determined by Management. That the 15 existing sliding doors installed by Restore One after Hurricane Michael will not be replaced because they meet code; and that other sliding doors installed in units after November 1, 2018 may be exempt from replacement based upon satisfactory completion and signing of a Request for Exemption form by a date to be determined by Management and approval of such request by Management, meeting all code requirements, with Management reserving the right to request additional information from owners, as needed.

Seconded by John Shebel. After a brief discussion, the vote was called, and the motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Nay

 Bob Cabe Aye

1. **Adjournment:**

Stacy Peery made a motion to adjourn the meeting. Seconded by John Shebel. Unanimous. The meeting adjourned at 7:55 p.m.

 Joy Cohen December 3, 2022

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Respectfully Submitted, Date

Secretary