The Summit Owners Association, Inc.

8743 Thomas Dr. Panama City Beach, FL 32408

**Board of Directors Meeting**

November 21, 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: John Shebel, Director

Board Members Present by

teleconference: Bob Cabe, President

 Stacy Peery, Vice President

Gary Plunkett, Treasurer

Joy Cohen, Secretary

 Shad Smith, Director

Dennis Wallace, Director

 Patrick Wood, Director

Owners attending in person: Chantale Coleman, 219

 Darryl Hawkins, 1512

 Ginny Huggins, 1506

 Elysia Shebel, 932

 Tom Stott, 830

 Bob & Lisa Vantilburg, 1502

Others attending: Matt Duncan, CAM – GM

 Tim Sloan, PA, Association Attorney

1. **Call to Order:**

The meeting was called to order at 6:03 p.m. by John Shebel.

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

Having eight (8) 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. **Slider/Window project**
	1. **Restore One Contract –**

Prior to the meeting, Tim Sloane was sent questions posed by the board regarding terminating the Restore One contract without having them do the slider/window project. While some board members felt there was sufficient cause to terminate the contract, Tim Sloan advised that Restore One could still take action against the association for lost profits. Dennis Wallace worried that fighting Restore One could take time and funds away from the project. Dennis Wallace made a motion to approach Restore One offer a cash settlement of $150,000 to terminate the existing contract. Seconded by Bob Cabe. During discussion, the Board agreed to make the attempt to negotiate a lower settlement with Restore One. Dennis Wallace amended his motion to approach Restore One and negotiate a settlement up to $150,000. Seconded by Bob Cabe. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Nay

 John Shebel Nay

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Nay

 Bob Cabe Aye

The board agreed that Stacy Peery and Gary Plunkett would negotiate with Restore One.

Patrick Wood made a motion to accept the Window World contract for the slider/window project. Seconded by Bob Cabe. Discussion included the scope of work, the costs of the two-panel and three-panel doors, that there wouldn’t be a credit for units not receiving a door, and how many doors per day Window World could install. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

1. **Adjournment:**

Stacy Peery made a motion to adjourn the meeting. Seconded by Joy Cohen. Unanimous. The meeting adjourned at 7:36 p.m.

 Joy Cohen December 3, 2022

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Respectfully Submitted, Date

Secretary