The Summit Owners Association, Inc.

8743 Thomas Dr. Panama City Beach, FL 32408

**Board of Directors Meeting**

September 10, 2022, 9:00 a.m. CDT

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

Kathy Pitman, Treasurer

Joy Cohen, Secretary

Rip Jacobs, Director

Gary Plunkett, Director

Shad Smith, Director

Dennis Wallace, Director

Board Members Present

by tele/video conference: Pat Latham, Director

Owners attending in person:

Tiffany Bearden, 706 John & Leila Blair, 318

Melody Cabe, 1515 Lee & Amanda Camp, 218

Ronnie Capshaw, 831 Kurt Catudal, 812

Jess Cook, 1329 Robert & Linda Delozier, 61737John & Stephanie Dickert, 1204 Al Feinstein, 1332

Lisa Grayson, 907 David Hicks, 517

Benny Hines, 1032 Malcholm Lawson, 901

Alene Meulbrock, 1017 Rozanna Neely, 228

Mark Peery, Multiple Buddy Pittman, 513

Butch Richardson, 1323 Dennis Runnells, 905

Mark Ruddick, 715 Robert Schaefer, 416

Atin Sinha, 325 & 1028 John Shebel, 1511

Thomas Stott, 830 Teri Towe, 726

Mike Wren, 906 Dave & Tamela Woleslagel, 811

Others attending: Matt Duncan, CAM – GM

Tim Sloan, PA – Association Attorney

1. **Call to Order:**

The meeting was called to order by Bob Cabe at 9:00 a.m.

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 given to all Board members and posted on property more than 48 hours prior to the meeting.

1. **Approval of previous meeting Minutes of May 7, 2022 and July 30, 2022:**

**May 7, 2022 –** Kathy Pittman made a motion to approve the minutes as submitted with the following corrections: Specify the amount on the property insurance, correct the date of the meeting, and verify the number of owners in delinquency. Seconded by Gary Plunkett. The motion passed by roll call vote as follows:

Stacy Peery Aye

Kathy Pittman Aye

Joy Cohen Aye

Rip Jacobs Aye

Gary Plunkett Aye

Pat Latham Aye

Shad Smith Aye

Dennis Wallace Aye

Bob Cabe Aye

**July 30, 2022** – Shad Smith made a motion to approve the minutes as submitted. Seconded by Kathy Pittman. The motion passed by roll call vote as follows:

Stacy Peery Aye

Kathy Pittman Aye

Joy Cohen Aye

Rip Jacobs Aye

Gary Plunkett Aye

Pat Latham Aye

Shad Smith Aye

Dennis Wallace Aye

Bob Cabe Aye

1. **Beach Gate:**

A proposal to add a smaller gate next to the larger beach gate was submitted by Triple H Welding for the amount of $6,500. This gate would be easier to control access to after hours with the installation of a magnetic lock. Management didn’t think adding a magnetic lock would work as well on the larger beach gate. Discussion included advice from Tim Sloane that this gate installation could be considered a material change to the elements. An owner expressed the view that a material change could be approved by the Board if it was to protect the safety and security of the property. Gary Plunkett made a motion to accept the Triple H Welding proposal to install and additional, smaller beach gate to protect the safety and security of The Summit. Seconded by Shad Smith. The motion passed by roll call vote as follows:

Stacy Peery Nay

Kathy Pittman Aye

Joy Cohen Aye

Rip Jacobs Aye

Gary Plunkett Aye

Pat Latham Nay

Shad Smith Aye

Dennis Wallace Aye

Bob Cabe Aye

1. **Feral Cats:**

Multiple owners have complained about this topic. Manager Matt Duncan informed the Board and those present that several months ago, Molly Grady of Street Cat Society of Panama City had been working at The Summit to trap cats, have them fixed and inoculated, and returned to property. Her belief is that if the cats are permanently removed from property, other cats will take their place. At least the ones she is returning are incapable of reproduction. The Board agreed to continue to allow Molly Grady access to property, to feed cats on the West side of the property, and to ask owners and guests not to feed the cats. Owners were also encouraged to contact the city and complain about the abandoned property next door.

1. **Security:**

A quick discussion regarding Security led to a consensus to form a Security Committee to explore ideas on how to provide better security at The Summit. The committee will be formed at the Organizational Meeting scheduled for later in the day.

1. **Portico (Canopy) repair:**

Still waiting on a proposal from MK Weber, engineer, to provide services for the repair.

1. **Locker Rooms renovation:**

Still waiting on two proposals that it was hoped would be available by meeting time.

1. **Windows/Slider project:**

Both Bob Cabe and Gary Plunkett informed those present of where the Board was in regard to the insurance money received for new sliders and window. Restore One and Window World had submitted preliminary proposals which the Board was still looking at. A window count had been performed by management and it was found there were more three panel sliders than two panel sliders on property There was a discussion that change to white is a material alteration, but the vendor has told us that currently only white is available and they won’t be able to get bronze within a reasonable amount of time. It was discussed that, if there is no availability of the white, this may be an exception to the material alteration policy. There was also a discussion of whether the 3 panel doors are a material alteration, however, it was noted that the 3 panel doors have been allowed and installed since 2006. Also, the lower floors would require higher impact glass than the upper floors. It was clarified that only in instance of a hurricane are the sliders an association responsibility. It was suggested that the Boardmeet again in the near future to continue discussions on this topic.

1. **SOA delinquencies- Suspension of use and voting rights:**

It was reported to the Board that one (1) owner met the criteria to have suspend their use of common elements and voting rights.

Shad Smith made a motion to adopt the following two resolutions:

RESOLVED That, in accordance with applicable Florida law, the Board suspends the voting rights of owners who are more than 90 days delinquent in payment of any fee, fine, or other monetary obligation due to the Association which is more than $1000 and hereby directs that management provide to such owners, proof of such obligation at least 30 days before such suspension takes effect. The suspension ends upon full payment to the Association of such obligations currently due or overdue.

RESOLVED That, in accordance with applicable Florida law, the Board suspends the right of each unit owner, or the unit’s occupant, licensee, or invitee, to use common elements, common facilities, or any other Association property, if such owner is more than 90 days delinquent in paying to the Association fee, fines, or other monetary obligations in excess of $1000. Such suspension does not apply to limited common elements intended to be used only by that unit, common elements needed to access the unit, utility services provided to the unit, parking spaces, or elevators. Management shall promptly notify such unit owners, and may notify the unit’s occupant, licensee, or invitee, by mail or hand delivery. The suspension ends upon full payment to the Association of such obligations currently due or overdue. Dennis Wallace seconded.

The motion passed by roll call vote as follows:

Stacy Peery Aye

Kathy Pittman Aye

Joy Cohen Aye

Rip Jacobs Aye

Gary Plunkett Aye

Pat Latham Aye

Shad Smith Aye

Dennis Wallace Aye

Bob Cabe Aye

1. **Adjournment:**

Having no further business to come before the Board, Gary Plunkett made a motion to adjourn. Seconded by Rib Jacobs. Unanimous. The meeting adjourned at 11:00 a.m.

Joy Cohen December 3, 2022

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Respectfully Submitted, Date

Secretary