The Summit Owners Association, Inc.

8743 Thomas Dr. Panama City Beach, FL 32408

**Board of Directors Meeting**

September 29, 2022, 5:00 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

 Patrick Wood, Director

Board Members Present by

teleconference: Gary Plunkett, Treasurer

Joy Cohen, Secretary

Pat Latham, Director

John Shebel, Director

 Shad Smith, Director

Dennis Wallace, Director

Owners attending in person: Melody Cabe, 1515

Kurt & Teresa Catudal, 812

 Jess Cook, 1329

 Shannon Connor, 1432

 Kevin & Juanita Heesacker, 926

 Bruce Hendley, 305

 Ken Stephens, 503

 Tom Stott, 830

 Patsy Thompson, 916

 Gary & Kristi Trecker, 1330

Others attending: Matt Duncan, CAM – GM

 Tim Sloan, PA, Association Attorney

1. **Call to Order:**

The meeting was called to order at 5:00 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 of Minutes:**
	1. September 10, 2022

John Shebel made a motion to approve the September 10, 2022 board meeting minutes as submitted. Seconded by Patrick Wood. During discussion, some board members expressed reservations and wanted more time to review the minutes. Patrick Wood withdrew his second and John Shebel withdrew his motion. Stacy Peery made a motion table the minutes until another meeting. Seconded by Patrick Wood. The motion passed by roll call vote as follows:

 Stacy Peery Aye

 Gary Plunkett Aye

 Joy Cohen Nay

 Pat Latham Aye

 John Shebel Aye

Shad Smith Aye

 Dennis Wallace Aye

 Patrick Wood Aye

 Bob Cabe Aye

* 1. September 10, 2022 Organizational Meeting

John Shebel made a motion to approve the minutes from the September 10 board organizational meeting as submitted. Seconded by Stacy Peery. 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. **Reconsider previous motion re: Windows/Slider Project:**

Board members John Shebel, Dennis Wallace, and Pat Latham notified the General Manager and Secretary of the Association of their request to call a special meeting of the Board to discuss a motion passed at a previous meeting. Dennis Wallace made a motion to reconsider the following motion, which passed by a vote of eight (8) to two (2).

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.

A lengthy discussion occurred during which attorney Tim Sloan advised the Board, on his opinion on the disbursement of the insurance proceeds in regard to the slider/window replacement project. He also referred to Florida Statute 718.111(11)(f) in how the settlement should be applied to the project. After additional discussion, the vote was called. The motion failed by roll call vote as follows:

 Stacy Peery Nay

 Gary Plunkett Nay

 Joy Cohen Nay

 Pat Latham Aye

 John Shebel Aye

Shad Smith Nay

 Dennis Wallace Aye

 Patrick Wood Nay

 Bob Cabe Aye

1. **Security Contract Renewal:**

Lone Wolf Security submitted a new 12-month contract for consideration. The base hourly rate for one security officer increased one dollar per hour, making the rate $20 per hour. There was some question regarding terminating the contract early and what was meant by “charges incurred”. After a brief discussion, Joy Cohen made a motion to approve the contract provided that early termination of the contract didn’t result in any unforeseen charges incurred other than what was owed the company for hours worked. Seconded by Patrick Wood. 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. **Ram Jack Sidewalk Proposal:**

A local Ram Jack office submitted a proposal to address uneven areas of the sidewalks in the courtyard by using a foam that lifts the slabs where they meet. Their proposal would treat 10-15 areas depending on the amount of material needed and would include one patio. This would be for a cost of $1,800. Evaluation of the first patio would be done, and if other patios could be treated in this manner, then Ram Jack would provide another proposal. John Shebel made a motion to accept the Ram Jack proposal. 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. **TV/Wi-Fi Alternatives:**

This was for information only. President Bob Cabe wanted the Board to be aware that he was looking at alternatives for TV/Wi-Fi.

1. **Manager’s Report:**

Manager Matt Duncan reported on the following topics:

Palm Trees

Pest Control

Maintenance Staffing

Railing Inspections

Portico/Canopy

Reserve Study

Locker Room

Walkover - due to safety a light gray paint with sand broadcast into it to create a non-slip surface should be considered. The Board agreed to let Patsy Thompson decide the color.

1. **Open Discussion:**

There were no additional topics of discussion.

1. **Adjournment:**

Stacy Peery made a motion to adjourn the meeting. Seconded by Joy Cohen. Unanimous. The meeting adjourned at 7:18 p.m.

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Respectfully Submitted, Date

Secretary