

# The Summit Owners Association, Inc.

## Board of Directors Meeting

Dec 19 2024 at 6:00PM, CDT

8743 Thomas Dr. Panama City Beach, FL 32408

In the Owner's Lounge and by remote

## MINUTES

Board Members present:

John Shebel, President

Teri Towe, Vice-President

Board Members Present by Tele/video conference

Joy Cohen, Secretary

Wes McCoy, Director

Chad Nichols, Director

Dennis Wallace, Director

Patrick Wood, Director

Lisa Grayson

General Manager representative: Benita Langley

Owners Present: Chantale Coleman #230, George LaVenture, Mark Peery, Kathy Lemons, Kirsti Trecker, Butch Richardson, Bob Cabe There were more- asked Benita to send you the list

### 1. Call to Order:

The meeting was called to order by John Shebel at 6:01PM and is being recorded

### 2. Roll Call/Establishment of a Quorum

Having eight (8) of nine (9) Board members present, a quorum was established.

### 3. Proof of Notice of Meeting:

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

### 4. Approval of Last Meeting Minutes

#### a. Nov 13, 2024:

Director Chad Nichols made a motion to accept the minutes as submitted. Director Lisa Grayson seconded the motion. The motion passed by acclamation.

#### b. November 20, 2024:

Director Wes McCoy made a motion to accept the minutes as submitted. Director Chad Nichols seconded the motion. The motion to approve the minutes passed by acclamation with one abstention by Director Lisa Grayson due to her absence from this meeting.

“

### 5. Old Business

- a. **Cavinder Elevators-** We did receive free padding for Elevators #2 and #3, and Cavinder is putting it on tomorrow. We will send out an E blast to all contractors about which elevator to use. The bottom lie is that the contractors should clean their mess up in the elevators. Elevator #3 cladding started on Tuesday. We are waiting for stucco and paint to dry. It is completed and it will be started up tomorrow. There was a question about cooling in the elevator and it was clarified that the fan in the elevator is an exhaust fan and there is actually no cooling system. We could add more fans for an additional cost, but

there is no option available to add AC. They did replace the fan in there but all it does is take the air out and provides no cooling. To get the elevators cool we would have to cool the elevator shaft down. Director Wes McCoy wants to know if the west end elevator was fixed in regards to the elevator sensor and a guard. President John Shebel answered that only the sensor was replaced because it was repositioned so that it should not be vulnerable to things like carts bumping into it and thus a guard would not be necessary. It was then clarified that it was actually the East End elevator.

- b. **SIRS-** BE-CI were out on property on December 4, and performed a site survey. The report confirms that we have adequate reserves for the remainder of the year. Overall they felt the building was in good shape. Based on the observations they made at the time of their site visit they reported the following conditions:

i. Roofing:	"good" condition
ii. Exterior walls (wall cladding):	"fair" condition
iii. Deck Waterproofing:	"fair" condition
iv. Fire Control System and Modernization:	"good" condition
v. Structural Components:	"fair" condition
vi. Common Areas Windows & Doors	"good" condition
vii. Plumbing	"good" condition
viii. Electrical Components	"good" condition

There are some budget amounts that will need to be implemented for the 2026 budget. President John Shebel suggested that we need a motion now to accept this report as is, to be followed by another meeting to look at it more in depth during the months of January, February and March, making corrections as indicated. We can query the stated conditions as well as the money costs. Vice- President Teri Towe commented that our budget is good when we consider their numbers and our current budgeted numbers. We actually have a little bit more budgeted than the report is asking for. The numbers in the report are below what we have budgeted for this year and in 2025. Owner Gary Plunkett reviewed the report and feels at this point we cannot really adjust the current reserve items in our budget, however we probably will see the reserves going up 3-4 years from now in a few areas. We did a good job forecasting what was needed for the reserves. BE-CI had no recommendations for special assessments. Our building was felt to be in better condition for its age than most other places in Panama City of the same age. Vice-President Teri Towe makes a motion to accept the SIRS report from BE-CI and requests that it be posted on the Owner's page. Secretary Joy Cohen seconds the motion. There was no further discussion. The motion passed by a roll call vote as follows:

Patrick Wood	Yes
Lisa Grayson	Yes
Wes McCoy	Yes
Joy Cohen	Yes
Chad Nichols	Yes
Dennis Wallace	Yes
Teri Towe	Yes
John Shebel	Yes

- c. **West End Building-** We do have 1 proposal for the West End Building for the "Endless Summer Beach Café and Grill" which will feature Mediterranean style dining and serve breakfast, lunch and dinner. The hours will follow Summit regulations and be upon approval. The contract will be a minimum of 5 years with the right (option) to extend. Due to the need for significant remodeling and repairs, the terms of the bid indicates a rent- free period for the initial 3 years followed by \$2000 a month for the remainder of a 5- year lease. The tenant would get all the necessary permits, insurance, furnishing, decorations and utilities. Director Chad Nichols asked what is going to be required of plumbing, AC and electrical? Arthur

Lugovskoi states that the AC needs to be replaced, ceilings need to be removed and sprayed. More ampage will probably be needed. Director Wes McCoy made a motion to accept this bid. Director Lisa Grayson seconded this motion. Owner Gary Plunkett proposed an alternative rent structure with 2 years of no rent, followed by \$500 a month in the third year. At the end of the third year there would be an option to continue or end the contract for the fourth and fifth years by both parties. Concerns were raised about the fairness of allowing the lease to be terminated by the Summit after three years given the tenant's investment in repair and remodeling. There was then a modification of the suggestion to give the tenant the exclusive rights to decide on the extension. Owner Arthur Lugovskoi stated that this option would work for him. Director Chad Nichols made a call to vote on the proposed motion. The motion passed by a roll call vote as follows:

Lisa Grayson	yes
Patrick Wood	yes
Wes McCoy	yes
Joy Cohen	no
Chad Nichols	yes
Dennis Wallace	abstained due to potential conflict of interest *
Teri Towe	abstained due to potential conflict of interest*
John Shebel	yes

\*FunQuest manages their condos. There was further discussion about whether this was actually a conflict of interest.

Secretary Joy Cohen expressed concern that this situation does in fact represent a conflict of interest, emphasizing the ethical importance of maintaining transparency. She noted that since Arthur's Company manages their condos, voting in favor of his proposal could be perceived as an attempt to influence him to prioritize the rental these condos. She also clarified that she voted no because she felt the alternative option may have been a better option for both parties. Director Lisa Grayson made a motion to amend the passed motion to give Arthur the option not to renew after 3 years. Arthur did state that he would be willing to accept the offer to pay \$500 a month the third year with the option of not extending the contract after 3 years. Director Lisa Grayson's motion failed due to lack of a second.

6. **CAM Position-** There was discussion on our search for a CAM. There have been candidates who appeared qualified based on their resumes, but their work experience was deemed insufficient to adequately prepare them for managing a timeshare condominium. We need someone who is going to stay and make an investment in this position. We have a headhunter (Stream Advisors) who made a proposal. They would take a payment equal to 10% of the eventual salary of the CAM and would be responsible for vetting the candidates including background checks. We would be able to interview these candidates and if we were not satisfied, we would have the option to move on. This company has been successful finding CAMS for other condos in the area. We would be required to give a good faith deposit for him to start to look for candidates. He guarantees them for 6 months(180 days). They would be with us for 30, 60, and 90 day and 6 month evaluations. We don't get charged again if the first person does not work out. Vice-President Teri Towe expressed that she would not go with this company as she feels he would get no more success than us. Office Manager Benita Langley reported that we have already spent \$2700 on advertising for this position. Director Chad Nichols raised concerns that the headhunter might simply present the same applicants already reviewed. It was agreed that the Search Committee would regroup to explore additional options and develop a revised plan.

## 7. New Business

C

- a. Approval of the 2025 Budget: Secretary Joy Cohen made a motion to accept the budget. Director Patrick Wood seconded the motion. The motion passed by a roll call vote as follows:

Lisa Grayson	yes
Patrick Wood	yes
Wes McCoy	yes
Joy Cohen	yes
Chad Nichols	yes
Dennis Wallace	yes
Teri Towe	yes
John Shebel	yes

8. Owner's Comments

- a. Owner George LaVenture... requested that the questions John Shebel had asked the attorney and that were being sent to the DBPR about timeshare items be made a part of the record.
- b. There was a request for an update on the washers and driers (in the units) President John Shebel responded that we need a licensed engineering firm to give us a stamp of approval. We need electric and other calculations signed off on. We also need to determine if our waste and plumbing system can handle the washers and driers.
- c. Owner Trecker asked about how to add something on to the agenda. The response was to submit the request in writing to the Board President by email.
9. Adjournment: A motion to adjourn was made by Director Lisa Grayson and seconded by Director Patrick Wood. Unanimous. The meeting was adjourned at 7:07.

---

Respectfully Submitted,  
Secretary  
Joy E. Cohen

---

Date