

The Summit Owners Association, Inc.

Board of Directors Meeting

December 30, 2023, 9:00AM. CDT

8743 Thomas Dr. Panama City Beach, FL 32408

In the Owner's Lounge and by remote

MINUTES

Board Members Present:

Stacy Peery, President
Patrick Wood, Vice-President
Gary Plunkett, Treasurer
John Shebel, Director

Board Members Present by Tele/video conference

Joy Cohen, Secretary (joined at 9:05AM due to internet issues)
Lisa Grayson, Director
Chad Nichols, Director
Dennis Wallace, Director

General Manager attending:

Claire Durham, CAM – GM

Owners Present:

Kim and Wesley McCoy Unit 1331
Richard Leon and Spencer Leon Unit 1104
Chantale Coleman Unit 230
William Fricks Unit 1007
Tom Scott Unit 830
Elysia Shebel Unit 1511
Kathy Lemons Unit 1304
Kevin and Juanita Heesacker Unit 926
Deborah Dodd Unit 317
Mark Peery Unit 102
Benny Hines Unit 1032
Jess Cook Unit 1329
Alvin and Sabiha Feinstein Unit 1332

1. Call to Order:

The meeting was called to order by Stacy Peery at 9:01 AM

2. Roll Call/Establishment of a Quorum

Having eight (8) of eight (8) 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 hours prior to the meeting.

4. Approval of Minutes

- a. **October 12, 2023** – Gary Plunkett made a motion to accept the minutes as submitted. Seconded by John Shebel. The motion passed by roll call vote as follows:

Gary Plunkett	Aye
John Shebel	Aye
Dennis Wallace	Aye

Patrick Wood	Aye
Chad Nichols	Aye
Lisa Grayson	Aye
Stacy Peery	Aye

- b. **Nov 8, 2023** – Gary Plunkett made a motion to accept the minutes as submitted. Seconded by Patrick Wood. The motion passed by a roll call vote as follows:

Gary Plunkett	Aye
John Shebel	Aye
Dennis Wallace	Aye
Patrick Wood	Aye
Chad Nichols	Aye
Lisa Grayson	Aye
Stacy Peery	Aye

- c. **Nov 22, 2023** – Patrick Wood made a motion to accept the minutes as submitted. Seconded by John Shebel. The motion passed by roll call vote as follows:

Gary Plunkett	Aye
Joy Cohen	Aye
John Shebel	Aye
Dennis Wallace	Aye
Patrick Wood	Aye
Chad Nichols	Aye
Lisa Grayson	Aye
Stacy Peery	Aye

5. Reports

- a. **Manager:** Claire Durham reported on the multiple items including
- Swimming Pool Closed for night swimming. Photometric survey awaiting brightness test
 - Indoor hot tub having electrical issues and they don't make the panels anymore
 - Proposal bids for front desk, Tiki Bar and gift shop close on Jan 15, 2024
- Milestone report is posted online. Based on the milestone report a phase 2 is not required.
- See **October 12, 2023**, Manager Report on Owner's Website.

- b. **Treasurer:** Gary Plunkett gave a financial report which included major building repair reserve
- There was an error in the Timeshare budget so a corrected budget was sent out.**

6. Old Business (none on agenda so opened up to members and owners)

- Comcast has been settled
- Giant \$2500 on trash chutes –yes, response to JS**
- West laundry room is open, East laundry room is closed. In the future, please let GM Claire Durham know if the West Laundry Room has closed signage.
- Elevator 4 work tentatively will start on Jan 15, 2024, pushing the completion date to April 15. There is a performance clause in the contract stating the work has to be completed by either Feb or March?

7. New Business

- a. President Stacy Peery asked for clarification about whether there were any changes made since the mailing of the proposed budgets. Treasurer Gary Plunkett clarified that he updated the unit expenses on the TS budget (\$300, 000) and sent it out and other than that there were zero changes.
- b. Discussion on Parking passes and whether the colors change monthly and whether we are charging the Snowbirds monthly.
- c. Discussion on storage closets

8. Budget

- i. Director Gary Plunkett made a motion to accept the SOA, SOA Reserve, Timeshare and Timeshare Reserve Budget as presented. John Shebel seconded the motion. There was clarification that the line item for the Time Share bad debt is now included and thus the motion now includes it. The motion passed by a role call vote as follows:

Patrick Wood	Aye
John Shebel	Aye
Chad Nichols	Aye
Dennis Wallace	Aye
Joy Cohen	Aye
Lisa Grayson	Aye
Gary Plunkett	Aye
Stacy Peery	Aye

9. Owner Discussion, Concerns and Suggestions

- a. Concern expressed about the use of the Owners lounge. There is an on-line form for owners that want to reserve it
 - i. Question about whether you have to reserve the owner’s lounge to use a pool table
 - ii. Concern about damages done to owners lounge that can’t be tracked without reservations. Some suggestions included a sign-in sheet or security walk through. There was a discussion about whether installing cameras would be a privacy violation vs. no expectation of privacy in these common areas (such as the lounge or exercise room).
 - iii. Bob Cabe offered to donate another ping-pong table.
 - iv. Question of snowbird use of lounge and acknowledgement that they used to have their own lounge
 - v. Timeshare owners are owners and have right to use the lounge
- b. Floor Machine
- c. GM Claire Durham asked owners to help by removing the outside mats as they pose a tripping hazard. Director Lisa Grayson asked owners to not throw them down the trash chutes

10. Adjournment:

John Shebel made a motion to adjourn. Seconded by Patrick Wood. Unanimous. The meeting adjourned at 10:19 AM.

 Respectfully Submitted,
 Secretary
 Joy E. Cohen

 Date