

SUMMERSIDE ASSOCIATION, INC.
BOARD OF DIRECTORS
October 25, 2016

A Board of Directors Meeting of Summerside Association, Inc. was held on Tuesday, October 25, 2016 at 4479 Atwood Cay Circle, Sarasota, Florida, at 6:30 PM, to conduct business of the Association. Directors present were Mr. Brooker, Mr. Schuster, Ms. Williams, and Mr. Roberts, and Mr. Drndar. Representing Allure Property Management, Inc. was Ms. Monique Toler.

1. CALL TO ORDER

Mr. Brooker called the meeting to order at 6:30 PM.

2. VERIFICATION OF A QUORUM

Mr. Brooker verified that with five (5) Directors present, a quorum of Directors was established.

3. PROOF OF PROPER NOTICE

Mr. Brooker confirmed the meeting was held in accordance with Proper Proof of Notice.

4. APPROVE THE JUNE 13 AND AUGUST 11, 2016 SPECIAL BOARD MEETING MINUTES AND THE JULY 25, 2016 REGULAR BOARD MEETING MINUTES

Ms. Williams made a motion, which was seconded by Mr. Schuster, to waive the reading of and approve the June 13, July 25, and August 11, 2016 Board meeting minutes. *The motion carried unanimously.*

5. UNFINISHED BUSINESS

- Update on dry wood termite issues. The Association Manager reported the tenting of Buildings 7, 8, and 9 will take place on November 16 through November 18. The preliminary meeting with the affected residents and Total Control Termite took place in October. Residents were asked to submit keys to management by November 1.
- Update on new staircases. Mr. Schuster commented that Builders of Distinction had a question regarding the wording on the contract – whether to go with solid or double stringers. Mr. Brooker says to use double stringer, no brackets. This needs to be scheduled right away since it is very much past due and the contractor has had the down payment since August.
- Update on lawn maintenance. There is no update.
- Update on resolving drainage issues at 1st retention pond. Mr. Brooker stated that the area should be drying out now with the rains slowing down. The dirt needs to be excavated so that it is lower than the drain. Mr. Drndar knows where the end of the pipe is in the retention pond.
- Review for discussion the NES Meter Health Report. The Association Manager explained that there are ten Non Advancing Meters of concern. Six of the ten are occupied units so only those six meters need to be replaced. The NES cost to replace the six meters is \$1,335.80. Mr. Brooker made a motion, which was seconded by Ms. Williams, to approve NES replacing six meters at a cost of \$1,335.80. *The motion carried unanimously.*

- Update on security cameras and signs. Mr. Brooker found wireless cameras that record, which could be placed at the front entrance and at the pool. The Board agreed to have Mark purchase those cameras. The Association Manager presented a rendering of a sign that shows that the premises is under surveillance. The Board agreed to go with four 14” x 14 “signs.

6. NEW BUSINESS

- **Budget Workshop.** The Board reviewed and discussed the proposed 2017 Budget and agreed that the monthly maintenance fees could remain the same as in 2016 at \$270 per unit per month. The Association Manager reminded the Board that the Membership approves the budget. The mailing to the Membership on November 3 of the Budget meeting Notice packet is good to go with the proposed 2017 Budget schedules showing the \$270 per unit per month maintenance fees.

7. OWNERS COMMENTS

There were no owner comments.

8. DATE OF THE NEXT MEETING – Saturday, December 3, at 10:00 AM – Annual meeting and Organizational Board meeting.

9. ADJOURNMENT-

With no further business, the meeting was properly adjourned at 6:50 PM.

Respectfully Submitted, Monique Toler, LCAM and Assistant Secretary