

**SUMMER HOUSE  
HILTON HEAD ISLAND  
CONDOMINIUM ASSOCIATION, INC.**

Board Meeting Date: Thursday, September 15, 2016

**Board of Directors Meeting Minutes**

*Meeting commenced at (Time: 1:14 PM)*

**Attendance: Richard Schulman, Fernando Fiumara, Kevin Quat and Jamie Bastian**

**Voting:**

- ✓ A motion was made by the President, Richard Schulman and seconded by the Secretary, Fernando Fiumara to approve the minutes from the August meeting. Approved by all.

**Discussion:**

**Action & Priority Sheet**

1. Tree Trimming: Due to a heavy rainstorm, a Live Oak, in the wetlands, branch fell. It missed the third and second floors and hit the first floor causing damage in the form of a hole in the wall into the bathroom of one of the units. AIM will have Bartletts look at the wetlands to see if there are any other trees that appear as though this could happen again.
2. Sidewalk Repairs: The repairs will begin next Thursday; one section at a time. No payment will be made until completion.
3. HVAC Insulation: The insulation will begin next week and cost a little over \$1,000 and will be charged to the Exterior Building Account.
4. Amendment to the Master Deed: Our attorney, Scott, is preparing an amendment to be reviewed by the Board then it will be sent to the Homeowners for approval with a letter of explanation from the Board President. A 2/3<sup>rd</sup> vote from the Homeowners is needed to approve. Once approved, it will be recorded.
5. Settlement and Litigation Paperwork: There was Mediation on Tuesday but there is an underlying issue. Our lawyers found out that there was a \$10M Bond in place when the buildings were built that was never claimed. Our lawyers found another lawyer to go after the Bond; both lawyers get their amount and we get the rest. Our settlement was \$1M and then the Bond owners turned around and sued the vendors that we are suing. There was an agreement made that the defendants settle with us and the Bond owners with the understanding that they will be off the hook for everything. We will receive approximately \$400,000 from the Bond. Our settlement with the vendors is approximately \$7,030,000 and we will receive approximately \$4M. When settlement checks are received, they will be deposited in Coastal States Bank. Our lawyers will record everything so that there is no longer a lawsuit on record and that will allow mortgages to be obtained. Our next step will be to have experts review the forensic

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architects' reports. They will then create a list, in priority order, and obtain quotes so we can determine where best to spend the settlement

6. Parking Passes: AIM has issued 159 tenant passes and 103 homeowner passes.
7. Water Valve Replacement: There are 84 water valves that are being replaced.

**Asset Account**

No issues.

**Reserve Account**

Sidewalks not paid yet.

**Variance Report**

6350 Property Tax needs changed to 63500.

90050 Pool Attendant bill is incorrect. AIM is comparing the timesheets to the bills received and going back to the Security Company for an explanation.

**Summer House Projects**

No new projects identified.

A motion to close the meeting was seconded at 2:00pm.

**Budget Meeting**

*Meeting commenced at (Time: 2:28pm)*

**Attendance: Richard Schulman, Fernando Fiumara, Kevin Quat and Jamie Bastian. Dave Benedict joined the meeting at 4:05pm.**

The Board members in attendance reviewed the 2016 budget and prepared the budget for 2017. The HOA fee will remain the same with no increase for 2017.

The 2017 Budget was emailed to all Board members and was approved.