

# October 2022



## OWNER'S CORNER

As we wind down the busy part of the year, many owners are starting renovations on their units. Please be aware of the noise and dust that comes with these updates.

It is your responsibility as the owner to make sure that all rules and regulations are followed. The rules and regulations for renovations are attached for your review. We also translated them into Spanish as a lot of the contractors employ workers that are non English speaking.

Before starting any project in your unit, please contact Debbie Flemings, our manager regarding your plans. Also provide contact information for any contractor that will be on site working on your behalf. Working together, we can continue to make Hidden Dunes the premier condominium on Panama City Beach.



## NEW: FRONT ENTRY LUGGAGE AND CART RAMP

Due to the limited space in front of the building for loading and unloading, vehicles frequently block the flat portion of the curb designed for luggage and grocery carts. This makes it difficult for guests and owners. In order to improve access, we have installed a new, non ADA compliant ramp for luggage and grocery carts only. This has already made a difference for guests and owners!

## NEW: CONDENSER ROOM UPGRADES

We recently completed an electrical project that was not in our expense plan, but we're very excited because of the great benefit to many of our owners.

As owners have replaced their old air conditioner units, we learned that the newer technology air conditioners have a different type of electrical signals to control the motors that cool their units. Our building was designed so fans in our condenser rooms operated based on signals from the air conditioners. These newer signals were different, so our fans didn't operate as they should. As a result, several condenser rooms with these new systems have been unusually hot.

The solution was to simplify the way our rooms were previously wired to the air conditioner units. Basically, it's the same design that kicks on the cooling fan in your attic once the temperature gets too hot.

**More technical information is on the next page if you are considering a new air conditioner.**

## Annual Owners Meeting

- **The Meeting will be held on December 3, 2022 at 10:00 a.m. (Central Time) in the Owners Lounge.**
- Your first notice of the Meeting and Election was mailed to you by October 3, 2022, (60 days) in advance of the meeting.
- If you desired to be a candidate, you needed to send back your notice to the Association along with your certification by October 24, 2022. (40 days) before the election.
- You then had till 5:00 p.m. (Central Time) on October 29, 2022 to send in your bio to be included in the 2<sup>nd</sup> notice meeting and election packet that will be mailed out to each owner. **This mailing will include an election ballot for your voting purposes and will be mailed out more than 14 days before the election and meeting of December 3, 2022.**

## BOD Organizational Meeting

- **This meeting will be held immediately after the adjournment of the Annual Meeting.**
- **The new 2022-2023 Board Members will meet to nominate and vote in the Officers of the Board.**
- **The Board will also discuss any other business of the Association**

Questions? Call 850-233-7707 Link to key documents: [hiddendunesowners.com](http://hiddendunesowners.com)  
<https://www.dunesofpanama.com/webcam/> to see our beautiful beach

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### ELECTRICAL DETAILS OF CONDENSOR ROOM UPGRADES

The original building design called for cooling fans in the condenser rooms to be activated by contactors that supply power whenever one of the condensers turns on. That signal comes from a relay contact in the owner's AC unit.

New high-SEER technology air conditioners units use a variable speed motor, and the contact signal from those motors is a voltage level proportional to the motor speed. So it isn't driving our condenser room fans correctly. The HVAC installers have been disconnecting the contact wires from the new units, so the condenser room cooling fans only came on when one of the older condensers in the same room was turned on.

This problem was made worse by the fact that the new condensers also run much hotter than the old Freon systems.

We were having to keep track of which rooms have new units, and whether the contactor circuit was modified as those new units were installed.

The solution was to remove ALL of the relay wiring to the contactors and installing a thermistor. The thermistor senses when the condenser room is hot, and kicks on the cooling fans. When the room is cool, the thermistor opens, shutting off power to the fans.

Please email [BOD@hiddendunescondo.com](mailto:BOD@hiddendunescondo.com) or CAM at [CAM@hiddendunescondo.com](mailto:CAM@hiddendunescondo.com) if you have any questions.

### ONGOING IMPROVEMENTS

- Don't forget that you can now enter and exit the property directly to Thomas Drive through the Navy Gate. Garage door openers are still available for purchase from Debbie.
- On your next trip to the property, please enjoy the fresh look of the Owners Lounge!



### REMINDERS: RULE ENFORCEMENT

- Hidden Dunes is a NO SMOKING PROPERTY. Despite signage, we continue to have an issue with smoking in public areas and excessive littering due to cigarette butts. Please make sure your guests and renters are aware of and abide by the policy.
- All pets MUST be kept on a leash when on the property. Please do not walk your pet without a leash or take the leash off in the pet walk area. This is a key issue for the safety of our guests and our liability as owners.

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