



Board of Director's Meeting

August 22, 2020

Joe called the meeting to order at 10:00 AM. Board members present were Joe, Conrad, Dan, Sheryl and Mike Bono. Sheri was absent and Jack participated via Conference call. 8 owners were present at the meeting as well, with 4 owners participating by conference call.

Proof of posting of meeting was signed and acknowledged by the Secretary.

Minutes

Sheryl reviewed the minutes from the June meeting. Dan made a motion to accept the minutes as written, Conrad seconded and the motion passed unanimously.

Treasurer's Report

Dan reported that the operating account balance has been the lowest its been in a long time. When the insurance premium was paid, that dropped that category to "0". Sheryl made a motion to accept the treasurer's report, Conrad seconded and the motion passed unanimously.

We also received a copy of the Sea Coast Rental Financial Report which shows an operating balance of \$87,577.37

See notes in budget tracking reference sprinklers payments.

Manager's Report

1. The Elevator company has been working on issues and will be on site Tuesday to replace the springs. At this time, Mike will take photos of work completed with the new rollers.
2. We have installed 10 water heaters. He is working installing another 10. He will walk the units again to see dates and if unit is not up to code. He will contact those owners if necessary. Meanwhile, if you think your HWH needs replacement, now is the time to take part for the discounted group rate.
3. We have a section of the north seawall blocked off due to some gaping holes. He is currently getting bids to make necessary repairs. He has been communicating with Conrad, Dan, Joe, Trent and Anthony on this situation. He will keep the board up to date on bids so we can get it fixed as soon as possible.

Sheryl notes that we are so fortunate to have such a knowledgeable board that understands all construction issues and how they need to be repaired. (what would we do without this knowledge!) ...talking about weep holes; seams, meshing, hydraulic cement, etc. The man taking care of this issue for us is very knowledgeable and from FEMA This repair will not be cost prohibitive, but Conrad is concerned that there could be some other hidden issues.

4. We have purchased a new roof door. He is waiting for Southeast construction to install it within the next few weeks.
5. New landscaper is doing well according to Mike, however, Mike Bono disagreed as he noticed a lot of weeds and does think it is being addressed on a weekly basis. Also state that new sod is needed inside the courtyard on the southside. A new mower was purchased so the landscaper can now cut higher. You will see new plants around the courtyard as well at no cost to us. Mike I advised they will work closely and brighten up the property.
6. New 6-foot fence is in and ready to be installed at the far end of the South parking lot to prevent trespassers from hopping over the fence to gain access to the beach. Board was still discussing where are the seawall it should be installed.
7. A few owners are behind on their maintenance dues but have been contacted.

Old Business

Consent Order Update – Our fine from DBPR of \$1350. was paid and the notice posted per order.

Jack asked about the owners that were in arrears for RSF... Out of the 4 owners that were in arrears, 2 owners paid by the deadline, however, there are still 2 owners that are in arrears.

New Business

Southeast presented quotes for new work and minor repairs.

Election Ballot updates – We opened a PO Box and there is a sealed box in office for them. Proxy envelopes are in the office.

Current Board needs to arrive by 0930 The Secretary appoints a committee to handle the opening of the ballots and tally. The procedure needs to be done in the open and in the presence of the ownership.

Rental Board Report – Linda sent the minutes from the meeting and advised that it was a productive meeting with a lot of brainstorming. We discussed hiring a new cleaning company. The box where the keys are dropped in by renters will now be secured with a key. Conrad will take care of this immediately. We discussed the Facebook update and now our posts are up 77%. Post engagement is up by 95%. 14% are people liking our page. Linda says posts are engaging and looks much better. We are looking to lose about 40% of our winter rentals, and especially looking bad for our Canadians return in Winter 2021. However, our local rentals are picking up and she is sure many Central Floridians will take care advantage of our availability. The Rental Board suggested raising the weekly rent by \$100. during the months of January, February and March.

Sheryl made a motion to raise our weekly rent by the \$100. Dan modified the motion to say the Board approves the Rental Board recommendation, Dan seconded and the motion passed unanimously.

Linda also said the Committee is recommending changing our weekly rentals from ONLY Saturday-Saturday to weekly 7-day rentals so that they can begin any weekly rental to any day of the week other than Sunday to Sunday. Dan made a motion to accept the Rental Board's recommendation, Sheryl seconded and the motion passed unanimously.

Adjustment to our RSF rates were also recommended by the Rental Board. Since most owners in the rental pool opted for VRBO at the 5% per booking, the following are the new recommendations for the RSF percentages:

Office generated stay at 10%; dropped from the present 15%.

Owner generated to the office is 7%

Those owners that completely handle their own rentals will be reduced from 6% to 4%.

Dan made a motion to accept the Rental Board's recommendations, Jack seconded and Dan discussed that he wants to ensure that we will generate enough income by reducing these fees, but he is sure we will have enough money and supports the recommendation and the motion passed unanimously.

We need to change our website, VRBO, home away and advertise our new 2021 weekly winter rates as soon as possible to notify the general public of these new rates.

Election Update for Building Security – The secretary appointed two owners, Pam Duffy and Julie Clarke to open the ballots to tally the ownerships' vote for how to pay for the Security Cameras and door locks. Out of 61 ballots received; 4 owners put the wrong ballot in the envelope and could not counted. 25 owners opted for the monies to come out of Deferred Maintenance and 24 owners opted for a special assessment. Since there was no majority vote, the decision of how to pay for the security will be decided upon to the new Board elected in September.

Dan made a motion to adjourn the meeting at 11:59, Jack seconded and the motion passed.

Our next meeting will be the annual meeting on Wednesday, September 2nd. We would like owners who will be in attendance to arrive between 9:30 and 9:45 to sign in so that we can start our meeting promptly at 10 AM.

Respectfully submitted,

Sheryl Kolessar
Secretary