



Board of Director's Meeting
February, 2020

These board minutes were recorded by Manager Mike Iannucci in the absence of the Secretary.

Joe called the meeting to order and introduced owners that attended the Board Meeting. Sheryl was absent and Jack participated via teleconference.

PROOF OF MINUTES

Posting of the minutes was acknowledged and signed and dated by Mike Iannucci.

MINUTES

Julie had asked to change some verbiage in reference to a legal term. Dan stated he checked with several people and what was stated in the minutes is what was stated. Dan made a motion to approve the minutes as written, Jack seconded and the motion passed.

TREASURER'S REPORT

Operating Account Balance:

100 – Operating cash balance per Bank Statement

255,032.35

Income:

210 – Rental Service Fee

16,978.00

210 – Owners RSF

188.65

211 – Tax collection Allowance

58.50

222 – Cash Over/short

0.00

261 – Administration Fee

665.00

262 – Damage Waiver Profit: 10/15 – 2/19 Profit	72.00
263 – Travel Insurance Profit: 10/15 – 2/19 Profit	534.59
264 – VRBO Annual Subscription	
0.00	
272 – Other Income	0.00
Unit Owners CC Fees (Collected)	2278.34
273 – Rental Agreement contract	0.00
276 – Welcome tote/Promo items	
0.00	
281 – Unit Service Fees	0.00
Expenses:	
210 – RSF to Management	5,500.00
219 – Office	0.00
Commissions/Trip charges: Michael Iannucci	25.00
300 – SC Mgmt., Inc Reimbursement:	0.00
320 – Advertising	457.00
330 – Bank service charges	0.00
340 – Check reorders	207.00
505 – Credit Card Fees (Jan billing)	3521.08

Dan advised \$62,000 overage was transferred from the end of year 2019 budget. That amount was transferred to the Reserve Account. \$11,000 of that was monies received from owners that pay their Maintenance in full at year's end for the following year.

Dan also addressed the difference in funds in the Reserve Account as some of that money was paid for the staircases and some additional work done by Southeast.

Dan thanked Conrad for overlooking the project and bringing some issues to Bill Kiper's attention. Those items were corrected.

Conrad made a motion to accept the Treasurer's report as written, Sheri seconded and the motion passed.

MANAGER'S REPORT

SPECTRUM - Mike advised that Spectrum is done with all the upgrades to the cable wiring in your unit. Dan did a great job overseeing this project and a great job was done, thanks, in part to Dan and Conrad keeping the installers on their

toes. If you did not get new cable boxes or your Internet please contact Spectrum to insure you have the updated equipment at no charge to you.

STAIRCASES - Please see Treasurer's report for the update on the stairs, which will be completed by the beginning of March.

ELEVATORS – working properly. The north and south elevator needs new springs for closures to help the issue with the door not closing all the way. Elevator Control Service will be taking care of this issue for us. We are awaiting new quotes from other vendors for major updates on the elevators.

HOT WATER HEATERS – If we order 50 units the price is \$322.86 for the purchase of the HWH plus \$5.75 for the pan. The installation is about \$475.00 additionally. If we order 10 HWH (then we don't have to worry about storing them) at one time that total price will go from \$900 to \$825. total for each HWH. Joe advised Mike to reach out to ownership to see if we can get at least 10 ordered in order to save \$75.00. per unit

WINTER GUESTS - Mike said they were happy this year and one owner advised that he had heard renters questioning if the grills might be able to be upgraded to propane. Mike said renters were talking about purchasing propane tanks with money they raised, but Mike advised that while that can be done.... propane cannot be kept on property. Some of the renters advised they wanted to purchase it themselves and not for use by owners and if that is what they wanted to do, they can do that, but the tanks would have to be stored elsewhere. Board was stating we cannot have propane grills all year because of the storage of the tanks.

UNIT 112 RENTAL – Mike advised we did not have a renter in that unit at this time so the unit was painted, holes were patched and updated a bit. It is advertised now at \$1.400. a month.

LANDSCAPER QUOTES – Mike received 3 quotes for the board to examine and to let him know what action they want to take if any. Mike advised he liked LG as he seemed knowledgeable. Mike advised the quote did include some pesticide spraying all at a cost of \$6000. a year. Mike provided other quotes in addition to LG before Board electing to go with LG.

An owner asked about grading of the property due to some water sitting close to the 1st floor unit. Mike advised that he asked Don to look into that for him. At this time Don takes care of our landscaping needs. Joe stated if we went to an outside landscaper, he wanted to ensure that Don would be freed up to take care of more

issues on property. He wanted to know what equipment LG would use, etc. Dan made a motion that we go with LG proposal provided they meet the criteria for the use of equipment and fertilizer set forth by the Building and Grounds committee. The motion was seconded by Mike B and the motion passed.

One of the owners or renters asked that we work on the acoustics in the clubhouse. (laughter).

OLD BUSINESS

The following was already addressed....

-Spectrum update

-Stairwell work almost completed

-Elevator repair quotes received

-RL James warranty and non warranty work was scheduled to be complete the work this month.

-Access control status with keyfobs – No new update, dead issue at this time.

Anthony spoke up that it still needs to be addressed. Joe said the issue is not the pricing, Mike B said it would not be effective because of our open stairwells.

Anthony feels we need to explore this further. Conrad asked how could we avoid the South stairwell access. It was suggested that we have an outside company come on premises and help us with this issue. Cameras were discussed again, but who would monitor those 24/7 but agreed that this would be the most viable solution. Dan agrees that the access control doors are a dead issue, but security needs to be explored more along with surveillance. Mike B to research and provide recommendations.

-RSF – We had a lengthy discussion at the past meeting about the RSF, the fee, how it works, how it came to be, etc. Dan gave a clear and concise explanation of the legality of the RSF fees use and purpose. Joe opened the floor again to discussion. One of the owners stated he understands there is a 6% fee that was voted but did not understand what “service” is attached to that. Joe advised that we do provide service – electricity, gas for pool, chairs for renters, access to beach, every amenity here. Owner said “that comes out of the Maintenance Fee” and Joe immediately stated “No it does not come from that fee. He asked can “you put teeth into that 6%. Linda stated that it costs \$18,000 to \$20,000. a year to heat the pool. It is the cost of what it costs the “rental pool” to use the amenities.

Mike needs to know who is on the property at all times (that’s an unseen service).

In the document it is clear that our Maintenance Fee for owner is the RSF fee for your renters, hence he says an invoice to an owner who does not pay the RSF and non-payment can result in a lien on the unit. We started tracking and invoicing this

as of 11/1/19. The board does not ever want to place a lien, but we are expecting all those that rent, pay this fee. Mike B stated by statute we could take away use of amenities and use of common areas after 90 days of non-payment. Dan wanted to make sure everyone understands that nature of this operation. Back a few years ago, we had a situation where a company said it was illegal for us to assess a RSF on rentals that were put here by another organization. We contacted the Division and they said it is legal to do that provided your documents say you can do that or you went out to the membership and the membership has granted the Board the authority to make that assessment. So in May 2013 we reached out to every owner and sent them a document and they voted in favor of it 59 yes to 7 no and they granted the Board/the Association to implement. The Seacoast Rental Inc allows Mike to rent our units, collect the rent, pay any taxes and provide all that and then submit all the taxes to the Government. We also said all renters had to check into the office, get wrist bands and parking permits. Additionally, if there ever was a fire, Mike would need to know who were on premises, how many etc. These are some additional services provided. We then did an assessment of how much our bills were during high rental peaks and factor those into the percentages. Our two corporations are separate and legal. Anthony stated that he understands the purpose of the 6% but thinks it is too much. Linda advised that we will reexamine the percentages that we charge. Joe said this should clear up any questions once and for all. One owner asked out of 90 units, how many units rent and we said about 69 or 2/3's. Jack stated that this is policy is legal and has been in place and all those that do not pay their RSF, we need to take the action that we stated we were going to take against those owners.

-Mike stated it has been brought to his attention that dogs have been by the pool deck; going in our pool and seen some dogs defecating on the grassy area on our property. Mike reminded the Board that we have a policy in place that the owner be fined \$50. if a pet is seen defecating on property and not picked up. More discussion about fines can be levied if renters bring pets. Mike B and Dan said we need to make sure the fine now includes dogs in pools.

NEW BUSINESS

Linda advised that the committee will review the RSF percentages and rental rates and asked if any new owners are interested in joining the Rental Board committee to let us know. Julie volunteered to be a member and Dan moved that Julie be approved to serve, Sheri seconded and Julie was approved.

Julie advised that she didn't want to bring anymore conversation about the RSF or write emails, so she did speak with someone at the DBPR and she wrote them a letter and gave the Board a copy.

One owner was just wondering why the rental rate is the same for all units regardless of the condition. Linda advised that we discussed this in the past but that is why some owners choose to set their own rates. Another owner stated that we charge much less than the condominium next door. Linda advised we could discuss this at the next Rental Board meeting.

The meeting was adjourned at 1130 AM.

Respectfully submitted,

Sheryl Kolessar
Recording Secretary

