



Board of Director's Meeting
March 11, 2017

Joe called the meeting to order at 10:00 AM. All board members were present. Joe thanked everyone for their flexibility in rescheduling this meeting to the second Saturday of the month. No one called to utilize the Uber Conference therefore, it was disconnected.

Proof of Posting of minutes was signed and acknowledged by the Secretary.

Minutes

Sheryl reviewed the minutes of the January meeting. Conrad made a motion to accept the minutes as written, Dan seconded the motion, the motion passed.

Treasurer's Report

Operating Account Balance:

| | |
|------------------------------------------------|--------------|
| 1100 Operating cash balance per Bank Statement | \$ 42,169.29 |
| 1200 Reserve balance per Bank Statement | 185,416.36 |

Reserve Balance in QuickBooks:

| | |
|------------------------------------------------------|-----------|
| 6410 Roof Replacement | 22,630.12 |
| 6420 Building Painting | 46,064.56 |
| 6430 Parking lot | 10,319.52 |
| 6440 Deferred Maintenance – Capital Expenditure | 40,776.85 |
| Excess Operating Funds 12/29/16 | 35,000.00 |
| Insurance Reserve (12/6/16) | |
| Due to Operating from Reserves | 26,000.00 |
| 4002 Reserve Account Interest posted in January 2017 | 14.23 |

Total Reserve Balance per QuickBooks: \$ 185,416.36

1100 – INCOME:

| | | |
|---------------------------------------------------|-----------|--------------|
| 5001 – Sea Coast Monthly Maintenance Fee Payments | 27,695.71 | |
| 5002 – Sea Coast RSF Payment | 0 | See Mar 2017 |
| 5003 – Unit 112 rental income | 0 | See Mar 2017 |
| 5004 – Laundry Income | 0 | |
| 5100 – Other Income | 0 | |

NOTE from Bookkeeper: Transfer's to Reserve Acct will show on March 2017 Financial Report

Sheryl made motion to accept the Treasurer's report, Jack seconded and the motion passed.

Budget Tracking Report

After transferring \$35,000 from the 2016 operating budget to the DM-CE reserve, the 2016 end of year report shows a -\$1400 balance. This was due to some owners being in arrears on their 2016 maintenance fees as of 2/28/2017. However, there will be a small surplus when all of those funds are collected. Dan pointed out that some figures were not updated due to the new computer system and the bookkeeper being out of the office.

Joe asked that the Board get an accurate, updated copy in April that includes figures through March, because there will be no meeting until May.

Manager's Report

New lobby doors will be replaced that were damaged during the 2016 hurricane

The pool, Southside and small section on north side fences are in place to be installed the first few weeks in April. We will have a lock on the Southside gate installed. Mike will notify owners of the new code.

****NOTE:** As of this writing, new fencing is now installed....see our FB page for photos.

Jack suggested that the Building and Grounds committee assist Mike with the decision on the hiring process for a new maintenance person as Kenny resigned. Sheryl inquired as to the salary for a new maintenance person. Dan suggested that the decision will be in the hands of Conrad and Mike.

****NOTE:** As of this writing, Don is our new maintenance man and he is doing a great job!

Sheryl asked about the reception from the winter renters with the new 2018 rates. Mike said that it did not seem to be an issue and most renters did renew for next year. There was a discussion on who should pay the credit card usage fee and it was agreed that the fee is passed on to the owner.

Barry said one of the complaints from the winter owners is that they do not receive a copy of the names and phone numbers of the winter renters. That list is on the computer in the clubhouse and the renters were advised they can come into the clubhouse and print out their own copy.

Joe told Barry that the Board would like to host a wine and cheese again to meet and greet the Winter Renters in February 2018 and continue that tradition.

Old Business

A/C Liability – Discussion was held as to the Association’s liability for the air conditioning units on the roof. In 2009, the legislature modified a law which now states the Association may be responsible for the damage to the A/C units that are on the roof under specific circumstances. In some cases these A/c units are treated like common property. Thus, if an A/C unit is damaged due to the high winds of a tropical storm, hurricane, etc.; the Association could be held liable for the repair or replacement of the unit. Therefore, Dan is proposing that there be a protocol established for the installation and maintenance of the A/C unit on the roof that ensures they are securely fasten to the A/S stands and properly maintained. It will be the owner’s responsibility to insure that their A/C unit be strapped down. Dan suggests that this needs to be done before the 2017 hurricane season.

Dan said the Board needs to protect our membership from having an unexpected assessment due to the potential liability of owners having improperly installed and/or maintained A/C units. The Board agreed and Joe asked the Building and Grounds Committee to write up a protocol to be discussed at the next meeting.

Fencing – There was discussion on the fencing for the Northside between our building and Seacoast II and III as Barry has noticed that people are parking in their parking lot and then walking across the curb and grassy curb area to our building. Also dogs are being walked on to our property from those buildings as well as parking their bikes in our racks. The board asked Mike to get a quote for fencing the North side of our building (that actually belonged to Seacoast II and III but they are dragging their feet on re-installing) and maybe we need to bite the bullet.

New Business

Sheri did some research on solar heating for the pool. One company estimated about \$30,000 and it appears that it would take about 3-5 years to actually see a cost savings. 2016 costs us about \$15,000 to heat our pool, but Mike states that price will probably be somewhat lower in 2017. Conrad asked Sheri to find out if they have any solar panels on the beach.

Rental Committee Report

Linda advised we are ready to go live with Escapia. The hope is to bring owners on board at a cost of \$399 to each owner to have exposure on our new website. She advised that while some owners are on board, many owners are not on board with the idea and want to leave it to the office to find them rentals. We need to make a decision if we make it mandatory for all owners in the rental pool to opt in and/or allow them to continue having the office handle their rentals.

Do we need to have a la carte where some owners still want to handle their own and then they pay more to the RSF fund.

Sheryl suggested that the Rental Committee meet and streamline the information and make a decision of how to present this to the ownership. Joe would ask that we make sure it’s clear how this will work for those that only rent for 3 months vs those owners that handle their unit as a business.

Linda said the two options are we continue business as always, **the RSF would be 15%** to those that opt out and have the office manage their rentals, those **that opt in, would pay 10%**, and those that want to use Escapia but only want to use Pay Per Booking, will pay 5%. Plus Escapia's fee for the "pay as you go" choice. We will continue charging the 7% for those owners that choose to rent their units on their own without going through the office.

****NOTE:** As of this writing, Escapia lowered their yearly fee to \$339. For a short time period. Meredith has previously sent out literature on this information.

Dan wants to make sure that the Rental Board looks at the Rental Corporation's budget to make sure The RSF fees collected would be adequate to fund the Rental Corporation's expenditures and not paid from the Sea Coast Management operating budget. He wants to know what the expenses will be and inquired if we need to pay a bookkeeper to handle just the rental operation bookkeeping records.

Dan said he would support Linda's recommendation if she would accept a friendly amendment. It was to retain the old 7% and 6% options. Linda said she would. Dan made a motion that the new RSF should be structured as below

15% RSF to those that will have the office rent their unit and opt out of EscapiaNet

10% RSF to those that opt in and pay the \$399 to be listed on EscapiaNet

7% RSF to those that are owner generated but the office handles

6% RSF to those that completely handle their own rentals.

Conrad seconded the motion, it passed unanimously.

Jack made a motion to appoint a committee to approve new purchasers. Sheryl, Dan and Joe agreed to serve. Dan seconded and the motion passed.

The meeting was adjourned at 12:03 PM

Our next meeting will be Saturday May 20th

Respectfully submitted,

Sheryl Kolessar
Board Secretary