



ANNUAL MEETING
AUGUST 2, 2020

Joe called the annual meeting to order at 10:01. The manager advised that we received 49 proxies and there were 14 members present, therefore a quorum was established. In addition, 5 owners participated via Conference call. The call-in number is: 386-319-1240

Joe welcomed all attendees to the meeting and thanked his Board and the Manager for a job well done. Sheri was unable to attend the meeting, but sent notice of thanks as well. Joe asked for nominations for someone to run the meeting. Mike Bono nominated Joe to run the meeting, Sheryl seconded and all present were in agreement. Dan nominated Sheryl to be the scribe, Joe seconded and all present were in agreement. Sheryl appointed the following committee to open the ballots and tally them in the presence of the membership. The committee consisted of owners Pam Duffy, Julie Clarke and Jackie Miller.

Proof of posting of Annual Meeting was acknowledged and signed by the Secretary.

Dan made a motion to amend the annual meeting to the 3rd Saturday of the month, amending the bylaws which state the first Wednesday of the month. Sheryl seconded and the motion passed unanimously. The membership needs to vote on this motion to amend as well so please be on the lookout for a ballot very shortly.

Minutes

Dan made a motion to accept the 2019 Annual minutes as written, Sheryl seconded and the motion passed.

Treasurer's Report

(Dan's report)

Committee Reports

Buildings and Grounds – Conrad reported that the inside steps on the west side are complete and looking great.

We have a new landscaper and the grounds are looking better. Mike advised he is spraying for weeds weekly.

The new roof door should be replaced within the next few weeks. Conrad advised ongoing building work will continue through the fall. The taller south fence has arrived and should be installed as soon as we solidify the vendor. Owners were advised to not change the GFI outlet on the porch without first notifying the office as an owner was charged an exorbitant amount by an outside electrician.

Rental Board – Linda updated everyone on the status of our Rental Corp. She advised we are looking for a new cleaning company and Mike is conducting interviews. As of September 1st, the RSF percentages have been lowered. Office handled rentals will be at 10%, Owner generated rentals through the office will be at 7% and owners that rent via outside agencies will be 4%. Linda advised our Facebook public page is getting a lot more attention as of late due to more posts and viewing is up by 88%. She encouraged owners to log onto that page and share the photos to your page to increase our exposure everyone. She reminded owners that our winter rentals are cancelling at a rate of about 40%, in part due to restrictions in Canada due to Covid and the fear of out of state renters to fly to Florida. To help in that endeavor, the Rental Board recommended raising our winter weekly rental rates by \$100. across the board in the hopes that more local people will rent in January, February, March and April . This proposal was approved by the Board of Directors at our August meeting. There was also discussion to change our rental policy from a 30 day cancellation to a 90 day cancellation and the requirement for full payment to 60 days instead of 30 days. **(LINDA PLS REVIEW)**.

AED Presentation

Sheryl introduced the New Smyrna Fire Chief, Shawn Vandemarke and One Beat Representative, Dan Andrade who came to the Annual meeting to make a presentation about the importance of this life saving device, an Automated External Defibrillator. The presentation was very well received by both the Board and the owners present. A vote to purchase and install this lifesaving device at our condo will take place at the next Board meeting. I thank all of you for supporting me in this endeavor.

Election results

Mike thanked the election committee for their willingness to tally the votes and introduced your New Board of Directors for the 2020-2021 season.

Total number of valid ballots counted was 55. Four ballots were invalid due to the outer envelope not being signed by the owner and two ballots were either incorrect or a “no vote” for anyone.

In no particular order, the results are as follows:

Trent Hamilton, Dan Coleman, Conrad Necrason, Joe Venezia, Mike Bono, Sheri Cohn and Sheryl Kolessar. We welcomed Trent to the Board. He and his wife Marilyn are now full time residence of Seacoast.

Joe thanked Jack Hart for his dedication and service. He spent 13 years on the board and will be missed. Jack thanked everyone who has served with him and we all told Jack he will be missed.

Dan moved to adjourn at 12:04, Sheryl seconded and the meeting was adjourned.

Respectfully submitted,

Sheryl Kolessar
Scribe