



Board of Director's Meeting
October 22, 2022

Jason called the meeting to order at 10:00 AM. All board members were present with the exception of Dan Coleman.

There were a few owners present at the meeting and a few participated by conference phone. 309, 307 and 103 are new owners but not present; 312 is in the process of purchasing awaiting approval and closing.

Meeting was acknowledged and posted, verified by the Secretary.

Minutes for Special Board meeting of October 9th were discussed. Mike Bono made a motion to accept the minutes, however, Conrad had some changes. Sheryl reviewed those changes and the motion to accept the amended minutes were made by Mike Bono, Sheri seconded and the motion to accept the amended minutes passed unanimously.

Manager's Report – Hurricane update and minor damages. (See report) Unit walk thru by Jane, Teri and Debbie and they wiped up water penetration and were a great help! Waters standing in the hallways were cleaned up by David.
Special Assessment fund . Sheryl ensured that we were able to open the new checking account with necessary signatures.
Phase 1 structural inspection will be conducted on Tuesday and he does not think a Phase 2 inspection will be needed as we are
Jason brought up the Winter rental situation due to the storm; beach steps and North elevator so we approximately 6 cancellations. We would
Linda stated she heard from about 20 winter guests and some talked about canceling January, or part of it, partially due to the elevator situation or inquiring about a discount. 4 or 5 said they would be interested in part of January and a discount but Linda advised we have a wait list and it will be up to the owners. Those renting in January have until December 1st to cancel. The decision is up to the renter.

Linda met with the owners of our two cleaning companies who asked for an increase of \$5. for the weekly house cleaning.
Conrad made a motion to approve, Sheryl seconded, all approved
Deep Clean will be \$ 275 and \$325. and then they will "refresh" before renter arrives as part of the fee.
Sheryl will head the Unit walk thru to insure those in the rental pool meet our standards and a letter will be sent to those in the rental pool for permission to inspect their units.
Jason brought up RSF

Linda brought up the requirement of owners that rent must comply with NSB ordinance to be licensed and very few owners have complied. The city of NSB can levy a \$250 fine for those without a license. So please make sure you file for that business license. They will come in to inspect your unit and there are certain requirements in order to “pass” the inspection. You must have a fire extinguisher, GSI in the bathrooms and smoke detector for an example. Jason asked Jane to send an email to all owners in the rental pool with a link to NSB. This license has to be renewed every year by September 30th.

Linda also brought up our website and the need for new pictures. She asked for owners to step up to assist in the update of the website and get back with the Rental Board. Mike asked who does the update now and Jane advised Shay does that integrating with Escapia. One owner brought up that when she went on the website there is a pop-up that says “this is not a secured site”. This will be addressed as well by the committee. One owner asked if we get the license, doesn’t it appear as if we are using the unit as a business. Conrad made it clear that the Unit is the business, not running a separate business through the unit.

Buildings and Grounds – Conrad recapped the damage from the storm – both steps of chairs are gone; some of the dirt under the deck pavers need to be built back up and repaired; the rope

Two A/C units came off their stands and 10 units need to be replaced. Vent cover blew off one unit; a few exit lights and globes need to be replaced and a few

There was some water intrusion into some units through sliders and bedroom windows, mostly because the windows were not locked securely.

He updated the Board advising the beach steps and we do have a contract and materials are supposed to be delivered Wednesday. South set stairs will be done first and more stable. He advised it would take about a week and hopefully to start next week and Conrad feels we should have one set of stairs shortly. Sheryl asked the cost which initially was \$14,000 but once we get into the work so there could be an additional cost. We are planning to replace the rope fence as well.

Conrad advised we have one quote of \$9,000 to repair the deck pavers and we are waiting for a second quote. Jason also mentioned cleaning up the units after the storm and reiterated it is NOT the responsibility of Sea Coast to take care of issues in your unit. We were fortunate that Teri and Debbie (our cleaning units) to walk through all the units and clean up the water intrusion. He advised that owners will need to hire a company to do that if they can up make it up here to take care of it. He also reiterated that if your water intrusion affects the unit under you, it is also your responsibility. Mike also reiterated that we need to compensate Teri and Debbie for that work. Teri advised that she did send invoices to the office to submit to the owners.

Mike made a motion to pass their costs to the owners, Sheryl seconded. Conrad made a point to clarify that Teri and Debbie need to be compensated immediately by the HOA and then once owners pay, to reimburse the Association. Sheri seconded and all were in favor. Julie said no one came into her unit but she didn’t ask.

Management made a decision to go into units where owners asked to have their unit checked.

Decision were made due to act in an emergency situation to move furniture in and out and they would be billed the \$50 per our policy.

Jason then wanted to approve the 2023 budget in Dan's absence. The 2022 budget anticipated surplus of \$15,000. But instead we have a \$23,000 deficient. Insurance rate increase was one of the reasons for the deficit.

\$159,000 is our new insurance cost for 2023. Mike said we need to have a review of the value of our building.

If we have 5% increase, our 2023 budget will still have a deficit of \$33,000. If we have a 10% increase we will be in a deficient of \$13,000. We will need to have a 15% increase in our maintenance dues but it will only give us a \$6,000 positive budget, but this assessment will partially rebuild our budget.

As for our collection of assessment, about 66% of owners have paid. About 24 owners have not paid anything as of this date. Jason reiterated that a 15% increase will barely put us in a positive budget. Mike also stated we will still need a special assessment in 2023 to pay for the elevators, the stairs, etc.

Jason said we are only playing "catch-up" and need to increase. A letter needs to go to the owners in reference to waiving the Full Funding

\$49,520 will be put into (see notes)

Mike made a motion to increase to send the ownership \$15% increase or full funding, Conrad seconded. Motion passed unanimously.

Jason then brought up financial software being updated in Escapia and reducing duplicating of data entry. Doug is taking a lot of time with Theresa to update our system and wanting to thank Doug officially for his time and effort and saving the association of lot of money by us not having to hire a finance company.

Jason wants to look to set up committees for:

Rules and Regulations – Sheryl volunteered to head that committee. Jason would like to see Chuck Mackoy to be a member; Sheri also agreed to be a member as well as Julie. Pet policy for example, parking; wristband all need to be updated and clear and, in our documents, and accessible to owners and potential buyers. Sheri spoke with an owner who is an attorney who advised we can enforce the rules without changing our bylaws. Julie advised in order to really enforce a rule, for example, the pet policy, it needs to be in the Bylaws with an owner vote.

Website committee, Mike will share it ; and Kimberly, owner of 412, are interested and Teri's daughter, who showed interested in taking photos and might have some ideas to update our website.

RSF - We discussed forming another committee in reference to our RSF which will be addressed after a Rental Board meeting which will be held in the next few weeks.

Another owner asked about vertical cracks in the Sea Wall and do they get repaired. Conrad responded that these were not vertical cracks, but expansion joints between the panel which would be caulked.

Conrad brought up the quote for elevators. The quotes were discussed:

Elcon we have used in the past but his bid was \$103,000 plus extras and that they are a Union company and Elcon stated he cannot match the price of the other two companies.

SEI – met with Dan and Conrad and gave an extensive bid. – mid \$70,000 they are a Union company also.

Skyline came out as well and has been here before and bid was around \$60,000 This company is a Non-union company. One year contract and then a 5 year contract. He also added there will be add-ons dealing with the pump room revamp, etc. which could bring the cost closer to \$100,000 Kevin asked about the contradiction within their quote in reference to what is part of the quote and what is add-ons. Jason asked about the service contract portion of each company and all are about the same. Conrad brought up the new law for door monitoring which will be mandatory in 2023 and we would have to have that done for the South elevator anyway. Conrad said we need to plan for the same update to the South elevator. Mike made a motion to accept Conrad's recommendation of Skyline, Conrad seconded, motion passed unanimously.

Next meeting will be held Saturday, November 19, 2022

Meeting adjourned at 12:25 hours

Respectfully submitted,

Sheryl Kolessar

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