

SEA COAST CONDOMINIUMS



BOARD OF DIRECTORS'S MEETING
JULY 15, 2023

Jason called the meeting to order at 10:01 AM. All board members were present therefore a quorum was established. A few owners were present at the meeting and 5 owners were participating via Teleconference.

Proof of posting of meeting was acknowledged by the Secretary.

Minutes

Sheryl reviewed the minutes from the June board meeting. Jason discussed the Pet Policies that were approved in 2013 and advised will be completely enforced moving forward. It has not changed but had not been enforced with fines. There is a “curb your pet policy” in place with a \$50 fine for violation. Tenant/Guest policy in regards to pets is reiterated in the Amended June Minutes that will be sent with the July minutes. Dan approved the minutes as amended; Sheri seconded and the motion passed unanimously.

President's Report

Due to the Board planning a closed meeting following the regular board meeting, this meeting should last about 1 hour. Jason spent a lot of time with a tenant who brought their dog and he reiterated the pet policy. He made the decision to allow their pet “this time”. Then Mike asked if it is listed anywhere which owners’ own dogs and bring to the condo and he was advised we do not have such a list.

Jason mentioned that Jane turned in her resignation effective July 29th and we are in the process of looking for her replacement.

Manager's Report

3 owners are 30 days behind in sending in their HOA dues and 1 owner is 60 days behind and have been notified.

New dedicated phone line to handle the rentals. Donna's work phone number is 386-426-1544 or email her at rentals@seacoastcondominium.com
Office hours are presently Monday through Saturday 9 AM to 5 PM and Sunday 1 PM to 5 PM.

Remote capturing of checks is now in place and we are now able to accept American Express credit card.

South State has not yet issued us our new checks as we were not satisfied with the layout. Doug Shaw is working on this issue.

Therefore, owners are not able to receive their rental checks at this time due to us not having our checks in house. We are hoping to receive these new checks next week.

Jane also mentioned that we now have a sea turtle nest by the temporary seawall. She also said she enjoyed her stay here and will miss everyone.

Lastly, wristbands and parking pass must be adhered to by every owner, guest and visitor on property.

Rental Board

Linda complimented the cleaning crews on the quick turnaround that occurred around the July 4th week of rentals.

She reminded everyone that on July 1st new booking fee in will be in effect.

One of our long-time permanent residents, Paul Labowsky, will be moving to assisted living and we wish him much luck and good health.

Sea Wall Update

Jason advised that we do have a sea turtle nest on the property. The Fish and Wildlife are not open to move the turtle nest, but since we are not ready to start the wall, it is not an issue at this time.

Some of the panels are in the manufacture's warehouse earmarked for us but they are working on 2 properties in Daytona before they can start on ours. However, the turtle nest on property, could delay our start anyway. We will stay in touch with Fish and Game as we get a better date for the start of our wall.

Jason was hoping they could start in August but that does not look like that will happen before September. Jason is in constant contact with Daytona Dock and Seawall and asking them for a timeline of all their jobs.

The temporarily wall will hold back the water except if we have a significant hurricane.

Hans mentioned we need to reiterate to the Fish and Wildlife Commission that this is more than about a turtle nest issue, it could be total destruction to our property.

Landscaping crew coming here next week to update our irrigation and reposition some of them. They will install new borders around the beds and around the pool area. Cunningham Lawn and Landscaping is the company beautifying our landscaping.

Mailbox install update – Kevin and Mark volunteered to assist in this endeavor but we do not have a start date yet, due to all other pressing issues around our property. Mike said he would call the company and try to get an estimate for installing them.

Jason advised we need pursue our WIFI connections on the property. Mike said it is not working along the property and that is why we keep losing connections to the owners that try to participate via Teleconference.

Building and Grounds

Conrad advised that he went on the roof after July 4th weekend and found a lot of debris residue from the fireworks. In addition, he found 38 scorch marks on the South side and 34 scorch marks on the North side on the roof from the fireworks on July 4th. The roofer was called by Conrad and will be patching as cautionary. Kevin made a list of A/C units that are missing straps, one had much rust on their unit and it needs to be replaced. Conrad said about 6 owners did replace their A/C Units and at least 6 more need to be replaced.

Jason asked Conrad to get in touch with R&L to not exceed \$20,000 for them to work on our concrete issues as well as the issue with the 1st floor dumpster doors. Jason wants them on schedule for October and November to get the work done.

Treasurer's Report

Financial Report

Please attach

Conrad estimated a new roof would cost about \$450,000 and at this time but we only have \$82,000 in the Roof Reserve. Dan advised he and Conrad met with the roof repair company in reference to issues that need to be addressed immediately. If we fix these issues our roof should last about another 5 to 6 years. We are trying to get estimates for these repairs.

Insurance was raised to \$114,000 and needs to be paid in June.

Rental operation costs assessment will be given to Dan from Escapia in about a week. Once we know that, we will transfer a percentage of those monies to the Seacoast Operating Account.

No New Business

OWNER QUESTIONS

Owner of 115 asked that sometimes we discussed things at the Board meeting but don't always get resolved and seem to be put on a backburner and if it just a matter of making phone calls, she would be glad to assist. She addressed the dumpster door on the first floor that is not operational.

Owner of 415 advised that the lights in the pool come on 5:30 PM and it needs a timer change to not come on that early.

Hans brought up Pet Policy in reference to the pet policy and asked if we need to spell out "service animal", since we do not "allow pets".

Mike said he got a legal opinion in reference to "service dogs" and questions you can legally ask and he would bring that to the next Board meeting.

Julie had a question about the financials being transferred from the Rental Corp to Seacoast Mgmt. Dan reiterated that we have not transferred funds since August 2022 due to some bookkeeping issues.

Next board meeting scheduled for August 19.

Motion to adjourn at 11:33.

Respectfully submitted,

Sheryl Kolessar
Board Secretary