



Board of Directors Meeting
March 20, 2021

Joe called the meeting to order at 10:05 hours. All board members were present. Mike Iannucci4 participated via Uber Conference. Also on line were owners of units 202, 311 and 104. Joe welcomed everyone to Spring although it's pretty nasty here.

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

Minutes

Conrad made a motion to accept the minutes as written, Trent seconded and the motion passed.

Treasurer

Operation Account Balance:

1100 Operating cash balance per Bank Statement	34,058.39
1200 Reserve balance per Bank Statement	339,427.92

Reserve Balance in QuickBooks:

6410 Roof Replacement (1250.00) See February	81,392.64
6420 Building Painting (708.33) See February	80,064.40
6430 Parking Lot (200.00) See February	19,721.52
6440 Deferred Maintenance – CE (1000.00) See February	128,246.62
Interest: 2.74 to DM-CE	
SE Restoration: Final Pay \$4395.50 (trans has not clr'd bank)	
NOTE: Insurance Funding 2021	30,000.00
Total Reserve Balance per QuickBooks:	335,032.42

1100 - INCOME:

5001-Sea Coast Monthly Maintenance Fee Payments	24,044.41
5002-Sea Coast RSF Payment:	5,500.00
5003-Unit 112 rental income: See Feb	0.00
5004-Laundry Income:	0.00
5100-Other Income:	0.00
5005-Interest Income:	.26

February was the last month that the \$5500.00 will be part of the SC Mgmt. Corp. since Sea Coast Mgmt. Inc and the Rental Corp. are now completely separated accounting. Sheryl made a motion to accept the Treasurer's report, Trent seconded it and the motion pzassed.

Dan then presented the Budget Tracking report.

Managers Report

-Mike reported that Tyler plumbing will start on March 2nd for the cleanout on the north lot. This will include 3 on that side.

-Starting Monday, the landscaper will start installing sod in rough areas

-The new roof door has been installed

-Owners of the A/C units that are in need of replacement have been contacted. One owner did replace their unit and he will contact the units that need attention ASAP.

-A few owners are behind on their maintenance dues and have been contacted. If they are in our rental program funds will be removed from their check.

We had an irrigation company come to the property to take care of our irrigation and identify and fix our leaks. Trent said that he said everything has been repaired but advised there is still a leak in the north zone which will be addressed on Monday. We are waiting for him to produce a schematic for us and then we will train Don to take care of our irrigation system.

The sod is looking better since the irrigation issue was taken care of.

Thanks to Trent, Dan and Conrad all doors are fixed. Don still needs to install closers. Dan said Don did a great job taking care of this matter.

Kevin from Southeast Restoration took care of the issues at the Northwest stairwell. Dan said there are still some sticky issues with the southwest stairwell and Don and Mike were made aware of the need to take care of this on the southside.

Old Business

Roof access door was finally fixed and secured.

Mike B gave us an update for our security system. We eliminated the door lock need on the north side as they would not have had access if we locked the doors at for 111-112-107, therefore

that was eliminated. In lieu of that, we were going to gate the property on the north side past 101. Owner 101 had an issue with us placing a gate there being an eyesore as well as the constant banging of the gate to the decking near his guest bedroom. A long discussion was held on the whole security issue once again. Discussion was held as to which door should be secured access – the pool entrance doors or the parking lot doors. We are looking for a deterrent, so the decision was made to secure the parking lot doors as a starter and the system will track how often the codes are used.

Dan made a motion to table this for further discussion, no one seconded the motion. Julie states that the Florida Statute will say we need to get approval from the ownership as this would be a material change. The Board is not sure it is a material change to lock the front parking lot doors. Sheryl made a motion to move forward with securing the parking lot and South door to deter trespasses on our property, pending Mike Bono verifying through legal resources to get an answer as to us needing to go to membership for the vote. If it determined that it is can be up to the Board, we will begin the process to lock the parking lot and south door. Trent seconded the motion and all members approved with Dan opposing.

Front Screen/Storm Door – discussion was held as to if it should it be made mandatory that all unit owners need to purchase a screen/storm door so that it is uniform across the property. Linda said we could just paint all the font doors white and then it would not be an eyesore from the street to see a brown door (because there is no screen). This is a good solution.

Dan made a motion to table the discussion until we find some pricing. Sheri will look into this issue and report back to the board.

New Business

Spring/Summer Property Readiness – Chairs need to be inspected, windscreens removed and the pool gate lock needs to be fixed.

One of the owners advised that the pool parking lot gate is padlocked and no one can enter or exit the pool from the south parking lot.

Dan advised that he met with Pennington to do some work on the roof. He provided an estimate for the repair work needed which was for \$5,149.00. Dan is asking for approval from the Board and it will be paid from the DM-CE account, not the roof account. Joe wanted to make sure the metal screws that are rusting need new caps and they were not part of the pricing. Mike I made a motion to complete the work, Sheryl seconded, not to surpass \$7,000. and the motion passed.

An owner addressed some issues that she has noticed on the property. She stated the walkways, tiles and stairwells have not been kept up and we need to make sure this is done especially during the winter rental season. She advised the manager needs to be present and more pro-active on the property.

Rental Board Meeting – Linda advised that we discussed a lot at our Rental Board meeting held on March 12th and Mike said the winter guests were great as they were a different group of people and they were all happy. Linda reiterated that rentals were down and some of the units in the rental pool were in poor condition and a few renters were not happy. She discussed rental security.

Our Facebook page was doing well but Instagram did not have many posts. Linda asked owners to please SHARE your FB page for all your friends/family to see and share.

We are still looking for a major change in housekeeping company as we are not at all happy with Daisy Maids. Linda stated that all units in the rental pool will be inspected by the Rental Committee in the fall and if there are issues, owners will be notified or they will not be in the rental pool. We need to get rentals back to a very good condition.

No other committee reports

Joe did make an announcement that Becky, our Bookkeeper, tendered her resignation effective March 27th. She was presented with a gift card and cake and told she will be sorely missed.

Dan made a motion to adjourn the meeting at 11:50 hours, seconded by Mike and the motion passed.

Next meeting will be held on Saturday, April 17, 2021

Respectfully submitted,

Sheryl Kolessar
Recording Secretary