



Sea Coast Management Inc
SPECIAL EMERGENCY BOARD OF DIRECTOR'S MEETING
Sunday, October 9, 2022

President, Jason Grimmer called the meeting to order at 9:05 AM. All board members were present. Calling on the phone were 10 owners and 10 owners were present.

Proof of Notice – Sheryl signed

Jason began the meeting to discuss only Hurricane Damage and how it will effect others on going project. There will be 15 minutes at the end for any questions.

Enumerate from Agenda

What we know: Conrad advised damages are: beach stairways completely gone and the rope fence on the southside is now completely pulled away as it was attached to the fence.

12-15 units had water intrusion from either windows or sliders. Some were do to unlocked windows in the master. One owner had 2inches of water on the patio so

3 airconditioners were knocked off their stands and no one visual roof damage. 10 other units are still in need of replacement and need immediate attention. Conrad set those to Jane to notify the owners.

Jason reiterated that it is the owners' responsibility to make sure their unit is stable as if there is any roof damage due to that A/C unit, it is your responsibility. If your unit isn't running, there is a risk to mold. We cannot accept the word of the A/C mechanic to insure the straps were done correctly. After you get a new unit, make sure either you or someone on the Board are aware and they go on the roof to inspect

Various lights on the club came out

Chase cover came off on the 4th or 5th floor, it was found and replaced. A few of the hinges came off the dumpster

Patio pavers – 2 or 3 paver sunk down a few inches on the North side and some on the southside.

Sheryl asked if the deck is safe and he stated it is except the area that is roped off with Orange fencing. On a whole, we escaped major damage. We were without internet for about a week, but Spectrum took care of it late last week.

Conrad reminded owners that ONLY regular garbage go in the dumpsters and some of the chutes were blocked up with wet pillows, etc. Conrad noted he found umbrellas, pillows, picture frames, etc.. That is NOT what is supposed to go in the dumpsters. Call the waste company, they will pick it up for a nominal fee.

Skylight on the northstairway came down as well and needs to be replaced. Dan added that all A/C units were checked and they had to put on ratchet straps on many units. Dan stated straps can rust and disintegrate within 1 to 1 ½ years.

Steps – A Contractor is coming out Monday afternoon to give us an estimate based on the design that we had. Jason said owners had many ideas of different designs layout but we need to understand any changes would delay getting it done in time for the winter guests besides needing approval of ownership and engineering permitting. We do not know how long this might take to get materials, construction, etc. Right now, the ONLY access to the beach is at 27th Street at the public entrance.

Elevator Project- We have 3 bids for replacing all the electronics and controls. Time line is 3-4 months before it can even be started. Wiring harnesses and hoists will be custom made to fit our elevator shaft. It takes about 12-15 weeks to design and measure and then 2-3 weeks to install. Our goal is to get it down early in the New Year but that will depend on supply chain, etc. It was decided to notify all owners and Winter guests. Dan advised that from the 3 bids we received there are many scope differences as well as price variation. So before a decision is made, each bid needs to be thoroughly reviewed. All 3 required at least 50% down and we need to discuss financing for that.

Elevator is our first priority and beach steps the second priority that needs to be addressed.

Existing assessment –

Elevator

Pavers and washout near seawall

Beach steps

Seawall – a little more sand washed out but not very significant. Conrad feels both showers contribute to the washout under the pavers and we should consider moving both showers to the grassy areas away from the pavers and draining.

Building inspection -defer

Elevator interior on South – defer

Door monitoring for 2023 for elevators must be part of the scope \$9K to 15K at the cost.

Second assessment – Beach steps and replacement of roping
South elevator

Jason has someone examining our Hurricane insurance and deductible. Dan said our deductible is 3% of %160,000 which would be much more than what our damage would be. (DAN TO REVIEW).

It is recommended that a letter sent to the ownership to approve borrowing some of the money from this Assessment in lieu of a second assessment right away.

Sheryl made a motion to allocate money from our paint reserve due to the emergency to cover the down payment for the North elevator and repair of the beach stair and pavers and fence which will then be repaid by a another future second in the 2022-2023 calendar year. Dan seconded. All were in favor and the motion passed unanimously.

Jason will send out an overview of this meeting to the ownership so they are aware of what the board is doing.

We will be opening a new bank account for this Assessment money so that checks are sent from this account as well as a new line item in QuickBooks.

Some on the phone line asked about insurance coverage and was advised that our deductible is about \$300,000 so that will not be available

An owner thanks Jason for the email in reference to the North elevator as well as thanks to the Board and staff. She also asked about the loose shingles on the office clubhouse but Conrad did not think it would be costly.

Sheryl thanked Terri Kennedy for going above and beyond in helping bring in furniture as well as checking all the units for damage and water intrusion for owners that could not come to the property. Jason let everyone know that it is NOT the responsibility of the office or board to bring in your furniture or check your units. He reiterated how important it is for owners to make sure their windows are locked, sealed and there are no cracks. He also mentioned to insure your sliders are sealed. He mentioned that he has the new hurricane sliders and had no water intrusion.

Another owner from 218 stated he had considerable water intrusion coming from the unit above and said he thinks it is seeping through the ceiling. That whole stack had significant water intrusion. Another unit owner who lives on property, advised of having approximately 2 inches of water standing on the patio.

Conrad advised that it would be a good idea to advise owners with the pending of a storm to remind them it is your responsibility to insure your unit is secure, windows locked and sliders sealed as well as A/C units on the roof.

Dan made a motion to adjourn at 11:48 hours, seconded by Kevin.

Our regular meeting will be held on the 4th Saturday, October 22nd.

Respectfully submitted,

Sheryl Kolessar
Board Secretary

