

Sea Coast Management, Inc.

BOARD OF DIRECTOR'S MEETING AGENDA

Saturday, October 19, 2023, 10:00 – 10:30am

Video/Audio call-in link via Google Meet: <https://meet.google.com/jhi-undc-piy>

In person: SC Clubhouse 4155 S. Atlantic Avenue, New Smyrna Beach, FL

CALL OPEN MEETING TO ORDER:

- Meeting is scheduled for 30 minutes

PROOF OF NOTICE:

- Meeting notices have been posted at the courtyard entrances and office door and via email 3 days in advance.

CERTIFICATION OF QUORUM: JG MB KK HK CN SK SC

APPROVAL OF MINUTES:

- Approval of Aug 2024 Minutes

PRESIDENT'S REPORT:

- Welcome Statement – Board Meeting Protocol (Jason)
- Ownership questions/comments will be addressed only after Board Agenda is Completed. No interruptions please. 15 min in total will be allocated to ALL ownership Q&A. Limited to 3 minutes per Q&A.

MANAGER'S REPORT:

- Property Project Tracker Review (Active, Pending, Completed)
- Delinquency Report by 30-60-90 days past due
- Currently 5 Units are still for sale (111, 203, 204, 210, 517)

RENTAL BOARD UPDATES (Linda)

- New SCR parking placard implementation dates/roll-out

BUILDING & GROUNDS:

- Surface and paint shuffleboard courts – scheduled for October 28th
- Install fencing on northeast property – pending material delivery date from AAA Fencing
- Entire parking lot reseal tentatively scheduled for September. Dates TBD
- SCG 2/3 utilizing SC1 beach access due to steps lost during Hurricane Milton.
 - Must enter through front of building and wear SCG2 or 3 wristbands.
- Hurricane Milton Damage to Sea Coast:
 - Aluminum equipment shed (valued at \$300-\$400 cost) was destroyed.
 - Roof leak in 512 re-emerged.
 - Some A/C units fell off stands. Owners have been informed to have them replaced and strapped down. No evident roof damage from these a/c units.
 - Clubhouse roof missing more tile. Roofing company to inspect this week.
- Dead beach deck palm to be replaced, new sod to be laid in areas where there are sod plugs.
- Beach deck pavers to be re-leveled- TBD. Pending contractor schedule confirmation.

TREASURER'S REPORT:

- Review (Mike)
- Budget meeting - Nov 2024 Board Meeting

NEW/OLD BUSINESS:

- Closed Board Meeting 10/19/24 11am to discuss Personnel
 - Clubhouse will be closed to staff, owners and guest from 11am-12:30pm.

OPEN FORUM (15 minutes total) Limited to 3 minutes or less per Owner

ADJOURNMENT

Next Board of Directors Meeting 11/16/2024