

Sea Coast Management, Inc.

BOARD OF DIRECTOR'S MEETING AGENDA

Saturday, April 20, 2023, 10:00 – 10:45am

Video/Audio call-in link via Google Meet: <https://meet.google.com/avp-wqdn-zew>

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

CALL OPEN MEETING TO ORDER:

- Meeting is scheduled for 45 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 March 2024 Board Meeting 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)
- New luggage carts available – 4 black carts with Sea Coast identifier now in place.
 - Please do not remove new carts from Sea Coast Property.
 - Dollar General Market carts should not be removed from Dollar General property. If removed, these should be returned to Dollar General Market by guest/owner after each use.
- Delinquency Report by 30-60-90 days past due
- Accounting Audit in progress (completion expected by May 30)

RENTAL BOARD UPDATES (Linda)

BUILDING & GROUNDS:

- Seawall steps, and beach deck update (Conrad/Jason)
 - Drainage system complete.
 - Irrigation/plumbing/Paver deck and landscaping to tentatively start 4/22 per meetings with Contractor, Jason, Conrad & John on 4/16/24.
 - Estimated completion date 5/17.
 - Steps will be off-limits until completion by contractor request due to work being done and the need to prep surface for irrigation, plumbing and pavers. Equipment and manpower will be spread across entire seawall area.

TREASURER'S REPORT:

- Review (Mike)

NEW/OLD BUSINESS:

- ACH payment capabilities for HOA payments or payments to owners – Discuss pros/cons.
- Electronic Voting Potential – discuss whether we want to pursue for 2025 BOD Election.

OPEN FORUM (15 minutes total) Limited to 3 minutes or less per Q&A

ADJOURNMENT

Next Board of Directors Meeting 5/18/2024