

Sea Coast Management, Inc.

BOARD OF DIRECTOR'S MEETING AGENDA

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

Video/Audio call-in link via Google Meet: <https://meet.google.com/akf-yqyk-yws>

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 June 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)
- Delinquency Report by 30-60-90 days past due
- Accounting audit under way. Was expected by end of May but we had to hire a different accountant to do the audit. New completion date pending feedback from firm.
- Currently 6 Units are still for sale (111,118, 203, 204, 210, 517)

RENTAL BOARD UPDATES (Linda)

BUILDING & GROUNDS:

- Remaining storm restoration project items:
 - Parking lot – stripe repaired section - Week of 7/22 by Coastal Land Mgmt.
 - Replacement beach deck tables and chairs for those lost in the 2022 hurricanes
 - delivery expected end of July from Volusia Patio.
 - Surface and paint shuffleboard courts – pending vendor selection
 - Install outlets at north side of building for deck outlets - TBD
 - Install locks on beach access gates - Complete
 - Install fencing southeast parking lot & seawall - completed Tues 7/16 by AAA Fencing
 - Install fencing on northeast property – pending material delivery date from AAA Fencing
 - Roof Contractor for inspection report - 7/16 by Advanced Roofing
- Jeff The Drain Surgeon (plumber) will be addressing drainage lines on the South side as well as installing new spigots for the walkways to replace the ones not working.
- Entire parking lot reseal tentatively scheduled for September.

TREASURER'S REPORT:

- Review (Mike)

NEW/OLD BUSINESS:

- Electronic voting effort will take place this year. 14-day required Board Resolution and Affidavit Notices sent to owners on July 3, 2024, and will be adopted at the 7/20/24 Board of Director's Meeting.
- Notices of Board Candidacy and Info Sheets will be sent on 7/22/24.

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

ADJOURNMENT

Next Board of Directors Meeting 8/17/2024