

Sea Coast Management, Inc.

BOARD OF DIRECTOR'S MEETING AGENDA

Saturday, August 17, 2024, 10:00 – 10:45am

Video/Audio call-in link via Google Meet: <https://meet.google.com/izn-cgfw-bsb>

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 July 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
- Currently 6 Units are still for sale (111,118, 203, 204, 210, 517)

RENTAL BOARD UPDATES (Linda)

BUILDING & GROUNDS:

- Remaining storm restoration project items:
 - Surface and paint shuffleboard courts – pending vendor selection
 - Install fencing on northeast property – pending material delivery date from AAA Fencing
- Entire parking lot reseal tentatively scheduled for September.
- Currently soliciting landscaping weekly maintenance bids.
- Currently waiting for another elevator annual maintenance bid.
 - Appr yearly cost from *Skyline* \$410/month, *Elcon* – pending bid
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TREASURER'S REPORT:

- Review (John or Jason on behalf of Mike)]
- Additional \$300,000 received in state grant money, will be out into Reserves and earmarked for SIRS or moved to a SIRS acct.

NEW/OLD BUSINESS:

- Board Candidacy Submittals due and closed on 8/12/24
- Board candidate must be current on all payments and follow all current Sea Coast Rules & Regulations to be put on the 2024/2025 ballot. *Ref: Sea Coast Owners Rules & Regulations 2024*
- 2nd Notices of Annual Meeting will be sent out to ownership 9/4/2024
- Be advised electronic ballots will be sent via "VoteHOA". John will ensure Owners will be given advanced notice to be on the lookout for this ballot communication.

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

ADJOURNMENT

Annual Membership Meeting & Election of New Board of Directors on 9/21/2024