

SEA COAST CONDOMINIUMS



Board Meeting
April 22, 2023

Jason called the meeting to order at 10:11 AM. All board members were present and about 8 owners participated via Conference Call and approximately 20 owners attended the meeting in person.

Proof of posting of meeting was acknowledged by the Secretary.

Minutes

Minutes from the February board meeting were reviewed and Dan made a motion to accept the minutes as presented, Conrad seconded and the motion passed.

Presidents Report

Jason advised there will be a lot of projects going on that will be discussed later in the meeting. Jane advised one owner has not paid her assessment because she has an issue with her condo and refuses to pay until it is resolved. He said it is not fair to hold our money “hostage”. Jane advised that the owner made a partial payment only.

Managers Report

Three owners are delinquent, one over 90 days, one is one month behind and it was suggested that their unit not be rented until full payment is paid. Dan reminded everyone that it does not pay to levy an interest charge, but we need to go back to assessing a late fee if the bylaws say so, which will be explored.

One owner still has not sent in her full assessment but did send in a partial payment this week.

Rental Board

Linda advised that she held a Rental Board meeting on Friday and proposed that we raise our rates by 10% beginning April 2024. It was also suggested that we raise the rental rates for all first-floor units as well as for all the Ocean Front condos. Dan made a proposal to raise the rental rates as suggested, Conrad seconded and the motion passed.

She also proposed that the 3% credit card user fee be levied to the renter in lieu of the owner having to pay it. This is now a common practice along the beach. Dan made the motion to accept the proposal, Kevin seconded and the motion passed.

Recommending to raise our administration fee from \$35 to \$50. Dan made a motion to accept the proposal, Sheryl seconded and the motion passed. Raise damage fee from \$45 to \$59. Dan made motion to accept, Conrad seconded and the motion passed.

She then discussed wrist bands. In the past year, we used Tyvek for the renters. She got a lot of push back i.e., thin skin, scratchy, annoying etc. She is proposing to go back to only ordering silicone bands. Jason states that he does not notice winter guests wearing them regardless of the type. He does think bands of different colors will be used. Dan made the motion to accept going back to silicone bands, Mike seconded and the motion passed, with Sheryl and Sheri voting against the bands. Kevin is also concerned about how it will be enforced.

Proposing to charge guests of renters over and above the number assigned to the unit and charge \$5.00 for a daily paper band which indicates the day of the week. Dan made motion to accept, Mike seconded and the motion passed unanimously.

Housekeeping issues. Rental guests that stay for a month or more should be charged an additional \$75. cleaning fee. In addition, the Rental board is proposing charging renters an extra \$10 for bunkbeds if they are in that unit.

Extra laundry – suggested that owners only leave in the unit the minimum number of sheets and towels for their needs and if there is extra laundry, the Rental Board Kevin made a motion to implement a \$10 bunkbed additional fee of. \$75 for renters whose stay is longer than a month, Mike seconded and the motion passed unanimously.

She would like to have an open house or unit tour for owners that have remodeled and host that in the fall. One of the owners suggested a check in list where certain items have to be initialed by the renter and then signed, i.e. wrist bands, etc.

Jason then spoke about the seawall. The DEP did grant our permit but we are still awaiting the permit from the City and State for the construction permit. We do not know when the seawall will begin as we are waiting materials, etc. Panels are supposed to go into manufacturing in the next few weeks.

As for the issue with the turtle season etc. The Fish and Wildlife Commission did back off and if you have your permit and didn't start the process, they will check for nests.

North Elevator – thanks to Conrad and Dan for staying on top of this issue as there were many vendors involved. So far so good and it is looking great and running well.

South Elevator – Conrad suggested that we purchase elevator pads to hang in the elevators when construction people use our elevators or owners move in large furniture. He is also said hardware would have to be installed on the elevator walls in order to hang the pads when need. One of the elevator panels have been shifted already. The cost would be about \$1800 for one set of pads. Kevin made a motion to purchase one set of pads and hardware of \$3600, Conrad seconded and the motion passed with Dan and Sheri abstaining. Jason does not want them to look like a freight elevator and not see the pads hanging up all the time.

On May 8th to the 11th, installation of the panels will start on the inside so the South elevator will be down for that time frame while the new panels will be installed. Some time in the fall the South elevator will be down for the upgrades.

The new mailboxes have been delivered, and Conrad received one quote to install them for \$2800. However, Conrad and Kevin have volunteered to install them in the next couple of months.

We need to order new beach deck pavers as we do not know how long it will take get them delivered.

Financial Report

Account Balance Operation

1100 Operating Cash Balance	\$	79,152.17
1200 Reserve Balance		48,517.28
1210 Special Assessment		1,592,363.02

Reserve Balance in QuickBooks:

6410 Roof Reserve	(1,250.00)	\$ 93,564.32 (under review)
6429 Building Painting Reserve	(710.)	104,602.64 (under review)
6430 Parking Lot	(200.00)	23,521.52 (under review)
6440 Deferred Maintenance	(1,000.)	27,632.30 (under review)
Insurance Reserve		0.00
Interest: 3/31/23		6.03
3/1/23 Ck#1023 G&G Roofing (This ck is not deducted from Roof Replacement)		(12,152.50)

Total Reserve Balance per Quick Books (Under Review)

1100 -Income

5001 Sea Coast Monthly Maintenance Fee Payments	36,806.21
5002 Sea Coast RSF Payment	0.00
5003 – Unit 112 Income	0.00
5004 – Laundry Income	780.50
5006 – Special Assessment	0.00
5100 – Other Income	0.00
5005 - interest Income	4.67
5007- Parking Pass Income	75.00

Total Income for October 2022 \$37,666.38

Dan reported that we are financially sound and we are in the process of paying back the Sea Coast Reserve account for the funds we borrowed for the Hurricane projects startups. All but one of the 2023 Special Assessments have been paid in full. The HOA Income #1100- is below where it should be due to 3 owners not up to date with their HOA fee payments.

There are funds we need to pay for incoming bills and insurance, so please make your HOA fee payments by the first of the month. \$109,500. Was collected from HOA fees which is still short.

The new online Quick Books still are experiencing some issues and Doug and Dan are working on these issues.

New Business

We are looking to move our accounts from Wells Fargo bank to South State Bank while implementing remote capture deposit and ACH payment capabilities. We would like to move forward with this proposal. Mike made the motion to move the funds, Sheryl seconded and the motion passed. Dean Sheehan advised that this included a money market account to open so some of our special assessments can earn some interest as we use that money, 3% interest on our monies..

Sheryl made the motion to move our Seacoast Rental monies from Wells Fargo to South State Bank as well as moving the Merchant Account for credit card processing. Dan seconded and the motion passed.

Weekend security – Due to some incidents that have occurred i.e. drunk and disorderly patrons; wrist band violations etc. Jason is suggesting that we pay for weekend security on the property. Looking for possibly someone from ROTC etc. This person would not be a licensed security person, but a seasonal employee.

Owner Dan Burnett wanted to go on record thanking the Board for their service. He feels renters that do not follow our rules and regulations should suffer some penalty. He feels owners should be able to confront a guest that does not have on a wrist band and inquire as to their reasoning. He feels that the renter that was asked about the wristband and was mouthy to his wife, should be banned from renting in the future.

Julie advised how the property next door is managed to include an employee from their management company that walks the grounds, including enforcing wrist bands etc.

Jason advised we are pursuing a Rental Agent to handle the parking tags, rentals, greeting the renters, handling wristbands, etc. this would be in addition to a Property Manager.

Mike b questioned who ordered that blue lights be placed in the front entrance our condominium and made a motion to remove them. Dan seconded the motion.

After much discussion and owners expressing their liking the blue lights, Mike withdrew the motion.

Meeting adjourned at 1220 PM. The next meeting will be May 20, 2023

Respectfully submitted
Sheryl Kolessar, Board Secretary

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