



BOARD OF DIRECTORS MEETING
SATURDAY, APRIL 20, 2024

Jason called the meeting to order at 10:10 AM. All board members were present with the exception of Hans who was unable to attend, therefore a quorum was established. Hans joined on line along with 3 other owners. 10 owners were present at the meeting.

Proof of Posting of Minutes was acknowledged by the Secretary.

Minutes

Sheryl reviewed the minutes of the March meeting. Sheri made a motion to accept the minutes as written ; Kevin seconded and the motion passed unanimously.

Manager Report

- John reported that we presently have 5 units for sale (111, 210.203, 204,517). He also said 412 ha an offer pending.
- Our audit presently under way with Michalak and Associates and should be completed in the next two weeks.
- David is checking the strapping on the chairs to insure they are all ready for the summer season. The trash chute covers on the 1st floor will be replaced by the end of the month. Ventilation grills are being installed in the laundry and storage rooms.
- Housekeeping teams are performing to expectations and we are considering options for laundry suppliers.
- Guards have been confirmed for Memorial Day weekend

Rental Board report

Linda reported that our website is presently being updated and working”, If any owners want new or updated pictures taken of their units , they should contact the office. We are working on designing and getting quotes from website designer. No updates have happened yet.

Seacoast rental program – Linda reminded owners in the rental pool who rent on their own, to make sure they block their units when renters stay or owner guest stay, make sure the office knows when it is cleaned so he can block the dates for cleaning. After the unit is cleaned and there is a break until it is renting again, it might need a touch up at a cost to the owner.

Building and Grounds

Jason and Conrad had been on the property very often overseeing the continuation of our steps, drainage, decking etc. This drainage was just finished this week and concentration will now be on decking; beach deck railing; irrigation and ongoing project for the next few weeks. They hope by mid May to have much of this work completed but there are no guarantees. Many of these projects are running simultaneously and that is the reason the use of steps is not possible at this time. The ultimate goal is that these projects are completed by Memorial Day weekend.

Conrad touched upon the Drainage System which services the roof runoff; pool and pool deck. These are all in place and completed.

There are conduits in place now for plumbing and gas in the landscape beds for future lighting and possibly a line in order for the possibility of having gas lines for our grills.

Our new beach deck pavers will be the same as the pavers that are in the circle by the pool area. 6 Palm trees will be planted in the grassy areas as before.

Our new posts for roping along the deck will be wood posts with caps and metal cabling. 2 Shuffle board courts have been contracted so that area should be the same as in the past and benches will be metal and not wood.

Two new shower stations have been ordered and will now be placed to the outside of our sitting areas and will be on some type of paver pads.

Treasurers Report 4/19/2024

Total Income	\$214,510.85
Total Expenses	\$136,153.19
YTD Net Income	\$ 78,357.66
Operating Bank Account	\$ 64,561.55
General Reserves Account	\$557,700.75
Special Assessment Account	\$614,652.05
Account Receivable	\$7,220.02

Thanks to Jason who filed for Federal Grant money, we received \$300,000 which will be deposited into our Reserve Account, possibly into the Structural Reserve that have been mandated.

The legislative committee has finished their study, it will then go to the Governor, and there will be mandatory certification for Board members.

New Business

Jason gave an update on our banking situation. ACH is now available for HOA as well as direct deposit from South State to your bank account will be an option. John will send an email to owners with a form to be completed if they are interested in this option.

Electronic Voting – In reference to our annual voting which is very time consuming to make up the packages; mail them out and send them back to the office; we will be further researching this option of electronic voting.

Open Forum

One owner asked if any decision has been made in reference to grills, but we are discussing our best options.

We do not have a target date for the restoring of the parking lot that is still being used by construction equipment but it has been budgeted.

We discussed the recoating, resurfacing and restriping of the parking lot but this was not a budgeted item.

Question was asked about the status of the security gates for beach access and Conrad stated it is supposed to happen next week.

Would like to discuss items with rentals as to its effects on insurance and getting a loan or finances from new owners.

The new owner of 303, Cheri Wozniak was welcomed at the meeting.

Sheryl made a motion to adjourn the meeting at 1109; Sheri seconded and the motion passed.

The next meeting will be held on Saturday, May 18th at 10:00

Respectfully submitted,

Sheryl Kolessar,
Board Secretary