



**BOARD OF DIRECTOR'S MEETING
SATURDAY, MARCH 16, 2024**

Jason called the meeting to order at 10:05 AM. All board members were present, therefore a quorum was established. We had 7 owners present attending the minutes and 4 members participated via Zoom.

Any item not on the agenda that is brought up, will be included on the agenda at the next meeting.

Proof of Posting of Meeting was acknowledged by the Secretary.

Jason thanked Linda, Pam, John, Jamie and Terri for the great dinner party the Rental Board sponsored on March 15th for our Winter Guests who were very pleased.

Minutes

Sheryl reviewed the minutes from the February meeting. Conrad made a motion to accept the minutes as written, Mike seconded and the motion passed unanimously.

Manager's Report

John commented that the party was a great success and the winter guests were very excited.

- Bike Week is over with no negative impact on the Condominium and Spring Break had no visible impact on the condo.
- Little or slow progress on the drainage field, sprinkler system installation and beach steps.

4 Units are presently for sale – 111; 210; 412 and 517. Sale of units must be approved by the Board. Packets are in order to send to rental agents, owners have

1st right of refusal for 2 weeks. The new owners must be approved by the Board as well i.e pet approval; background checks, etc.

John advised many owners paying maintenance fees well in advance of the due dates, but some owners are still 3 or 4 months behind. Delinquency notice will be sent out to those owners.

- Transfers of funds between account are being completed, awaiting details for the upcoming audit of 2023 accounts
- Income for Sea Coast Mgmt is up 5% against budget with expenses 14% under budget, although there are overspends in unbudgeted expenses for the financial audit of \$5800.00 and necessary repairs to the Fire Alarm system of \$2000.00
- Sea Coast Rental incomes up \$30,000.00 against budget but expenses are up \$20,000, offset by credit card charges included in the booking fees.
- Sea Coast Rentals owes \$25,000. from 2023 for expense reimbursement. He asked owners in the rental pool to check their calendar in Escapia for blocking of dates.

John advised he attended a webinar regarding Association Management and will be closely looking for updates now that the Florida Legislative session has ended. He stated that our records/minutes only need to be retained for 7 years. He advised the we have complied with documents requests from owners and real estate agents and office clean up and organization is ongoing. He stated there are many project ongoing, but there will be increased need and urgency for completion as the Sea wall is completed. He also advised there will be an urgent focus on landscaping as soon as the work on the sea wall is completed.

After receiving some complaints in reference to maintenance of our washer and dryers, he submitted a proposal to look at an alternative to our current laundry equipment provider. Five roofing companies have been asked for proposals for the roof repairs or replacement. New laundry suppliers are being approached to replace our current provider.

He reminded owners that new rental agreements have been forwarded to owners who rent and advised of the new enforcement of the RSF requirements. Lastly, he advised that several winter renters looking to rebook next year and time was spent explaining to them about the modified booking arrangements whereby the make one booking for the planned duration of their entire stay rather than month to month booking.

Building and Grounds

Jason mentioned that the seawall is finished, but we have had some delays with the drainage boxes. Once that is done, the beach deck will be next.

Conrad said the drainage system is what is holding up the parking lot completion. The beach steps have been delayed due to high tide and heavy debris in the areas from the old wall that needs to be cleared out. The steps should take about a week for each set. The construction team will be back here on Monday to start the steps.

Jason reiterated that the steps will have treads on them for drainage and appearance. Mike asked what is a realistic completion of steps, new deck etc. and Conrad said hopefully by end of May.

Mailbox holes have been filled with stucco and need another coat of primer and paint. It is looking pretty good.

Treasurers Report

Mike reported the following in reference to our finances thru February 17, 2024

Income from Operations	\$100,927.00
Expense	\$ 90,882.00
Net Income YTD	\$ 10,045.00
Operating Account	\$ 60,929.00
General Reserves	\$201,004.00
Special Assess Reserves	\$623,447.00
Bank Balances	\$885,380.00

We have the report from the Structural Integrity Study but we need to sit down with them and have them thoroughly explain it to all to us. Milestone inspections have been done.

We engaged a CPA for our audit with Joe Michlak, CPA

New Business

No new business

Open Forum

One owner asked about the Special Assessment for the new Reserves but Jason said we are under budget now but now have to see what else is needed. We have not yet budgeted for the shuffle board courts but they will be replaced eventually. Rough estimates for both sets of courts; the benches, etc is approximately \$ 20,000 to \$25,000. The palm trees will be replaced and plans to have some lighting on the trees as well.

Linda asked about the possibility of gas grills. Conrad said we would have to find out how much the gas line would be to run from the pool line. Since we have gas dryers, inquiry was made as to why we can't we run a line. Jason said we need to look into and insure it will not be price prohibited. We then had discussion about the use of large propane gas tanks as another possibility.

Dan Burkett asked about considering painting some kind of stop warning by the end of the wall before leaving the property turning onto the road. Jason said that is something we can look into.

Lee asked about considering installing a new computer with a tower in the clubhouse. He also commented on how great our Unit 112 looks since it was remodeled. Jason personally thanked Linda and Conrad for handling all the remodeling of the unit.

Another owner asked about the possibility of a bench in the lobby opposite the elevators.

Conrad made a motion to adjourn at 11:15 hours, Mike seconded and the motion passed.

Our next meeting will be on Saturday, April 20th at 10:00

Respectfully submitted,

Sheryl Kolessar
Board Secretary