



BOARD OF DIRECTORS MEETING
SATURDAY, MAY 18, 2024

Jason called the meeting to order at 10:11 AM. Four board members were present, so a quorum was established. Dean, Faith, Renee and Chris participated via conference call, along with two other owners.

Proof of Posting of Minutes was acknowledged by the Secretary.

Minutes

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

Manager's Report

John recognized Conrad for all that he has done and has been on property over seeing all of our ongoing projects. Jason reiterated that Conrad has been here steady for 3 weeks and is very hands on, but Conrad gave credit to Jason and all other that helped to make it happen.

5 units are for sale with 412 selling for approximately \$500,000.

The Audit is continuing; they are questioning how Escapia actually works.

We have new signs on the front of the property.

Landscapers are doing a great job and the shuffle board courts have been poured, but not yet stripped

John reminded all owners that rent need to make sure they file the paperwork for their business tax and apply for a business license and the City is in the process of doing audits. Failure to comply will result in a hefty fine from the City. A few owners have already received notifications of failure to comply posted on their door.

David installed laundry room a/c vents and is inventorying how many chairs need restrapping. Additionally, we hired a parttime maintenance man for the weekends.

Rental Board

Linda reminded us if owners need new pictures of their units, to contact the office as we are in the process of finalizing the redesign of our website and new and updated pictures should be posted on the new website.

The red visitor passes will be replaced as many of them are missing or in some of the units, which is against our policies.

Buildings and Grounds

Conrad advised that the beach steps are in place; irrigation in place; new drainage system and interconnecting piping for roof runoff have been completed. So drainage so no longer cause problems with backing up.

We put in a rock swell to catch rainwater run off from the pool instead of saturating the grass.

We ran conduit for a possible gas line as well as electrical conduits for future lighting around the beach deck. New palm trees have been planted and the beach deck pavers have been completed.

We also will have two new shower stations with foot wash etc. installed.

Additional pavers that were left over from the pool deck have been repurposed. There is now a paver slab to the northside of the property behind the 1st floor units for our lawn mower, etc

Conrad said as soon as the railings are in place for the beach deck, we can open up the deck and stairs for everyone's use.

Treasurer's Report

Total Income	\$ 245,753.54
Total Expenses	216,932.55
Net Operating Income	28,820.99

Total Operating Assets	\$ 121,111.22
Total Reserves	449,256.90
Total Special Assessments	\$ 483,886.72

We discussed the progress of using ACH for owners to receive rent reimbursements. Please check with John if you want to set up your account in this manner. 80% of owners use bill pay to submit payments to Seacoast. John will put out an email explaining the procedures.

New Business

Electronic voting – we have two quotes from companies that we are looking at. Mike suggested looking into Vote HOA Now as a good company for us to utilize. Electronic voting is much more efficient than the paper voting we utilize today. Mike made a motion to choose Vote HOA Now as the company of choice for Electronic Voting, Sheryl seconded and all board members present voted in favor so the motion passed.

Jason told Linda we want to make sure that our newly designed website can upload all of our documents.

Sheryl inquired about the possibility of looking into the parking area of the south end of the parking lot before repaving begins and if some of those spots that are very difficult to maneuver in and out of can be used for visitors. She stated that her spot, along with 518 and the two very end spots next to the seawall and impossible to pull into and then back out of if there is a car in the opposite parking spot. An alternative suggestion was to allow those few owners to keep the temporary spot assigned during the reconstruction. While Jason said he understood my dilemma he stated we could not assign visitor spots there if they drove down there and there were no spots they would have to back all the way out....exactly my complaint. She then had a conversation with Jason and Doug to see if the parking spots along the grassy knoll could be pushed back about two feet to give more room to back up. Hopefully more discussion will continue.

Open Forum

Chuck brought up that he received a letter from Spectrum in reference to changing equipment and maybe some will not operate but no one else recalls receiving that notice. Conrad stated that Spectrum rewired the whole building a few years ago

but is not aware of any changes. Chuck is going to call Spectrum for more information and will report back to Jason.

Dean thanked John for his getting the information for ACH for the owners. He thanked Conrad for his dedication to all these projects and thanked Jason for being able to get us \$300,000 from the State.

Our next meeting will be Saturday, June 15th.

Conrad made a motion to adjourn the meeting at 10:55 AM, Sheryl seconded and the motion passed.

Respectfully submitted,

Sheryl Kolessar
Board Secretary