



BOARD OF DIRECTOR'S MEETING
AMENDED
SATURDAY, JUNE 15, 2024

Jason called the board meeting to order at 10:03 AM. Jason, Mike and Conrad were present at the meeting and Sheryl and Sheri participated via ZOOM. Therefore, a quorum was established. Hans and Kevin were not available. Rene, Julie, Bonnie, Elena and Dean participated via Zoom.

Proof of posting of meeting was acknowledged by the Secretary

MINUTES

Sheryl reviewed the minutes and Conrad made a motion to accept them as written; Sheri seconded and the minutes were unanimously approved.

President's Message

Jason stated that some support and staff members have been "attacked verbally" and this is inappropriate. One particular owner stated he wanted to "punch" a member of the rental board and was walking up and down the pool area complaining about how long this process has taken etc. Jason stated that this will not be tolerated and if it happens again, the police will be called. Jason reiterated that he does not get paid for what he does nor does anyone else on the Boards. This behavior is not acceptable and if owners are not happy, then they can move! All we are asking for is some respect!

MANAGER'S REPORT

- John advised that our Memorial Day weekend went well with no issues on the property.
- He reminded us that Sea Turtle nesting season is here and we are following code ordinances.

- Hurricane Preparation will be in place as the season has started.
- Both of the beach steps are open and we received very positive comments. Additionally, the new cabling that replaced the deck ropes have been installed and looked great. The remainder of restoration work should be completed next week.
- Currently six units are still for sale – 111,118,210,203,204 and 517. Unit 118 is listed for \$650,000.
- We hired a part time office assistant for June and July. Her name is Sue Crane and will be assisting with the rental portion in the office.
- We are currently looking for a new auditor because the company that we hired to conduct the audit advised that our operation was too complicated and did not complete the audit.

We then had a discussion in reference to the July 4th fireworks. So many wristbands are given out during July 4th even when the owner is not present in the office with them and Jason advised this will not happen this upcoming holiday. Jason advised we cannot control what goes on on the beach but we can control what happens on our property. He also advised the owners that handle the firework display are cognizant of the tides and winds and do their best to make sure our property is safe. However, Conrad reminded everyone of the scorch marks that were found on the roof after last year's display and we need to protect our property for any damage.

Website- we have received a draft proposal and both boards have reviewed it and made some comments and corrections. John advised the major focus by legislation is that documents must be uploaded on the new website. Next week we are hoping for another update. We want anyone to be able to see our governing documents on the site, but minutes etc will be behind the scenes.

RENTAL BOARD

Linda stated we ordered new guest parking hanging placards that will not be “red” in color and the old ones will be obsolete. These will only be used by renters in the Sea Coast rental pool.

BUILDINGS AND GROUNDS

Work still needing to be done is fairly minor. Conrad always keeps Jason updated.

We did lose some tables in a storm but they will be replaced. He talked about the circular paver area that was designed to be used for chat areas at ocean side and chairs will be purchased for that.

Jason stated that owner Mark Euler has greatly assisted with securing the property with coded lock access by the beach entrances and that was well appreciated.

Fencing by the end of the parking lot has to be ordered and will be installed in the next few weeks and right now the striping of the parking lot that was utilized by the construction equipment will have to be poured when the weather is conducive to complete this work. We are planning on resurfacing and restriping the parking lot in the fall and our estimated cost right now is \$20,000.

Sheryl brought up her issue with her assigned parking spot (last spot on the south end) which was addressed at the last meeting. She did some research via Florida Statute and parking lot space regulations and sent those to John, Conrad and Kevin. Conrad was kind enough to measure every spot on the property per the specs she sent him. He advised that all the spots on the south end meet the specs that Sheryl provided. Jason thanked Sheryl for her research and being part of a solution instead of just leaving it up to someone else on the board to do the research. Conrad stated that there are still looking at other minor possible remedies and Sheryl stated she was appreciative of the Board taking her issue seriously.

Linda brought up the poor drainage area in spots in the parking lot and wants to make sure that is addressed during the resurfacing project.

TREASURER'S REPORT

Total Income	\$274,128.61
Total Expenses	\$234,000.64
Net Operating Income	\$ 39,665.84
Reserve Funding YTD	\$ 88,140.36
Total Operating Funds	\$110,745.50
Total Reserve Funds	\$456,964.93
Total Special Assessment Funds	\$372,751.33
Income From #112 YTD	\$ 8,445.92
Income From Laundry	\$ 1,853.90

Unpaid Assessment – YTD

\$ 6,635.02

SIR Report – Reserve study has been reviewed and we only have an initial draft and that has been sent to the Board. We then review the draft and we notify them as to what we have already done on the property in reference to their numbers. Jason advised that the draft has not be distributed to owners as of this time because it is draft only and would be very confusing.

Once that has been completed, by budget time October 2024, we will have a meeting with all the owners to discuss. John added that because we assessed owners with an increase in HOA dues earlier this year, we are in much better financial shape than many condos on the beach.

Grant money that we received already have gone to our Reserves. There is another grant that we can apply for but not until after July 2024. Jason has drafted an application for more available grant money but cannot submit it at this time. There is a 6–8-week processing time after application is submitted.

Sheri thanked Jason for taking his time and going above and beyond working on this Grant.

Special assessment money for resurfacing the pool area would be needed, but we have not yet determined if we will have the funds for that.

NEW BUSINESS

No new business.

Open Forum

An owner asked about assessment money used for broken tiles outside the units; resurfacing the pools, stairwell railings starting to rust, etc. and wants to know where these projects fall. She is hoping we are not waiting another year to take care of the tile issues, stucco work and paint.

Jason said this is all part of the SIR report discussion and we should know more in the fall. Jason said if we try to do this earlier than the completion of the SIR report, we would probably have to have a special assessment for this specific unbudgeted workload. Conrad reiterated that he walks around with Shamus highlighting all these issues and that inspection should happen this fall.

Another owner asked about an issue she has with the palm tree by her parking area and Jason said he would take a look at it as well as other trees on our property.

BBQ grill issue – Another owner asked if we are going to purchase one or two new BBQs out by the deck area and he is not in favor of considering the back area by the dumpsters. He stated there looks like there is room for one or two grills by the shuffleboard areas. Jason said we are still debating gas grills but they have a short life and we are still discussing charcoal grills but they are messy and some people do not clean up after themselves. Conrad advised that presently there is a propane gas grill now on the little paver area on the northside near the dumpster and lawn mower.

Another owner spoke about the fireworks again and inquired about putting a sprinkler system of some type on the roof to help stave off roof damage. An online message came in about fireworks being outlawed by the city, but Jason reiterated we cannot control what happens on the beach and beach patrol does not monitor it. Conrad reiterated that there were about 60 burn marks on the roof last year and reminded everyone that our roof is vinyl and not asphalt. Mike asked how much we spent on roof repairs last year from the scorch marks, but he could not advise at this time.

Dean thanked everyone on the Board. Sheri said she realizes the enjoyment of the fireworks, but asked if John could send an email asking, we refrain from the fireworks due to roof damage possibility. John stated that if they are off our property we could not send an email on that issue.

Conrad made a motion to adjourn the meeting at 11:35 hours, Mike seconded and the meeting was adjourned.

Next meeting will be held on Saturday, July 20th.

Respectfully submitted,

Sheryl Kolessar
Board Secretary.