



Sea Coast Management Inc
AMENDED SPECIAL EMERGENCY BOARD OF DIRECTOR'S MEETING
Sunday, October 9, 2022

President Jason Grimmer called the meeting to order at 9:05 AM. All board members were present. 10 members participated by conference call and about 10 owners were present at the meeting.

Proof of Notice – Secretary acknowledged posting of the meeting.

Jason began the meeting advising the purpose was to only discuss damage caused by Hurricane Ian and how it will affect other on-going projects. There will be a 15-minute open forum at the end for any questions. He then asked Conrad to give us an update as to damage on the property.

What we know: Conrad advised we sustained damage to our beach stairways which are completely gone; the rope fence on the southside is now completely pulled away as it was attached to the gate which we also lost. 12-15 units had water intrusion from either windows or sliders. Some intrusion was due to unlocked windows in the master bedroom. One owner had 2 inches of water on their patio, which of course then penetrated through the sliders. 3 air conditioners were knocked off their stands but no visual roof damage was noticed. 10 units are still in need of replacing their air conditioners and/or the stands and straps need to be replaced and need immediate attention. Conrad sent those unit numbers to Jane in order for her to notify the owners.

Jason reiterated that it is the owner's responsibility to make sure their A/C unit is stable and if there is any roof damage due to that A/C unit, it is the owner's responsibility. If you're A/C unit isn't running, there is a risk of mold. We cannot accept the word of the A/C installer that the straps were installed correctly. After

you get a new unit, make sure either you or someone on the Board are aware and they go on the roof to inspect the installation.

Conrad continued that various lights on the clubhouse were loose or dangling and the chase cover came off the roof; it was found and replaced. A few of the hinges came off the dumpster gates on the northside.

Patio pavers – 2 or 3 pavers sunk down a few inches on the north side near the seawall and some on the pavers are loose on the south side as well.

Sheryl asked if the deck is safe and he stated it is except for the area that is roped off with orange fencing. On a whole, we escaped major damage.

We were without internet for about a week, but Spectrum took care of it late last week.

Conrad reminded owners that ONLY regular garbage goes in the dumpsters as some of the chutes were blocked up with wet pillows, etc. Conrad noted he found umbrellas, pillows, picture frames, etc. in the North dumpster. That is NOT what is supposed to go in the dumpsters. Call the waste company, they will pick it up for a nominal fee.

Skylight on the north stairway blew off as well and needs to be replaced.

Dan added that all A/C units were checked and they had to put ratchet straps on many units. Dan stated straps can rust and disintegrate within 1 to 1 ½ years.

Beach Steps – A contractor is coming out Monday afternoon to give us an estimate based on the design that we had. Jason said owners had many ideas of different designs layouts but we need to understand any changes would delay getting it done in time for the winter guests besides needing approval of ownership and engineering permitting. We do not know how long this might take to get materials, construction, etc. Right now, the ONLY access to the beach is at 27th Street at the public entrance.

Elevator Project- We have 3 bids for replacing all the electronics and controls for the north elevator. Time line is about 3-4 months before it can even be started. Wiring harnesses and hoists will be custom made to fit our elevator shaft. It takes about 12-15 weeks to design and measure and then 2-3 weeks to install. Our goal is to get it down early in the New Year but that will depend on supply chain, etc.

It was decided to notify all owners and Winter guests. Dan advised that from the 3 bids we received there are many scope differences as well as price variation so

before a decision is made, each bid needs to be thoroughly reviewed. All 3 required at least 50% down and we need to discuss financing for that.

The north elevator is our first priority and beach steps the second priority that needs to be addressed.

Jason stated we need to now prioritize what needs to be done as the projects originally addressed in the first assessment need to be re-evaluated as to their priority. These are the Board's priority at this time due to the hurricane

- Elevators - \$70K – 130k each
- Beach steps and rails - about 60k
- Deck pavers and washout near seawall about 9K
- Seawall – a little more sand washed out but not very significant.

Conrad feels both showers contributed to the washout under the pavers and suggested that we consider moving both showers to the grassy areas away from the pavers and draining.

Building inspection -deferred

Elevator interior on the southside – deferred

We also learned of a new requirement for 2023 as to the need for door monitoring for the elevators which must be part of the scope and could add \$9K to 15K to the cost.

Therefore, there will need to be a second assessment in order to pay for the rebuilding of the beach steps and replacement of roping and the south elevator. The Board will discuss when that will be at the next meeting after we receive some estimates.

Jason has someone examining our Hurricane insurance and deductible, however Dan said our deductible is 3% of our \$10 million policy which would be much more than what our damage would be (about \$300,000).

It is recommended that a letter sent to the ownership to approve borrowing some of the money from our Reserves in lieu of a levying a second assessment right away.

Sheryl made a motion to allocate money from our Reserve Paint account due to this emergency situation, to cover the down payment for the North elevator and repair of the beach stair and pavers and fence which will then be repaid by another future second assessment in the 2022-2023 calendar year. Dan seconded. After further discussion, this motion was amended to state that money will be allocated from our Reserve accounts, insuring we can “borrow” the money from the accounts that we deem necessary. The amended motion was approved and seconded and all were in favor and the amended motion passed unanimously.

Jason will send out an overview of this meeting to the ownership so they are aware of what the board is doing.

We will be opening a new bank account for the present assessment so that checks are sent from this new account as well as creating a new line item in QuickBooks.

Some owners on the phone line asked about insurance coverage and was advised that our deductible is about \$300,000 but we won't meet that.

An owner thanked Jason for the email in reference to the North elevator as well as thanks to the Board and staff. She also asked about the loose shingles on the office clubhouse but Conrad did not think it would be costly.

Sheryl thanked Terri Kennedy for going above and beyond in helping bring in furniture as well as checking all the units for damage and water intrusion for owners that could not come to the property as well as mopping up the water along with our other cleaning company. Jason let everyone know that it is NOT the responsibility of the office or board to bring in your furniture or check your units. He reiterated how important it is for owners to make sure their windows are locked, sealed and there are no cracks. He also mentioned to ensure your sliders are sealed. He mentioned that he has the new hurricane sliders and had no water intrusion.

Another owner from 218 stated he had considerable water intrusion coming from the unit above and said he thinks it is seeping through the ceiling. That whole

stack had significant water intrusion. Another unit owner who lives on property, advised of having approximately 2 inches of water standing on the patio.

Conrad advised that it would be a good idea to advise owners with the pending of a storm to remind them it is your responsibility to ensure your unit is secure, windows locked and sliders sealed as well as A/C units on the roof are in good shape and secured properly.

Dan made a motion to adjourn at 11:48 hours, seconded by Kevin.

Our regular meeting will be held on the 4th Saturday, October 22nd.

Respectfully submitted,

Sheryl Kolessar
Recording Secretary