

SEA COAST CONDOMINIUMS



BOARD OF DIRECTORS MEETING

SATURDAY, OCTOBER 19, 2024

Jason called the Board meeting to order at 10:04 AM. All board members were present so a forum was established. The following owners were present at the meeting:

104 – Julie Clarke
105– Dean and Faith Shaheen
106 - Patricia Burke
115 – Theresa Godi-Kenon
205 – Linda Necrason
214 – Doug Shaw
218 – Mark Euiler
402 – Bonnie McAllister
505 – Phyllis McGreevy
508 – Terri Kennedy

Three or four owners participated via Zoom

Posting of the meeting was acknowledged by the Secretary.

Jason opened the meeting stating that he hoped everyone faired okay during the storm. The Budget meeting will be held at the November meeting. He advised that a Closed Board Meeting will be held after this meeting so the doors will be locked in the clubhouse. Our new maintenance man, Greg was introduced and he is doing a great job.

MINUTES

Conrad made a motion to approve the minutes, Kevin seconded and the motion passed.

MANAGER'S REPORT

John reported that the striping of the shuffleboard courts was delayed due to the storm and will be resurfaced on October 28th. He stated the property was looking good with some items to be finalized over the next few weeks including the fencing, parking lot and some landscaping.

The following units are for sale – 103, 203, 204, 210, 307, 503 and 517. He reiterated that our condominium financials are in good shape, especially with our Reserves. We are in a better place than other condos on the beach that are not in the same financial shape that we are in as pertaining to the mandatory fully funding of the Reserves and this should help with the selling of the listed units. Our Financial audit is underway and we have provided the information they require to be finalized. The initial draft planning budgets are being constructed.

John advised that the Fire Inspector highlighted the need for fire dampers in the trash chutes as well as making the address of the Condominium visible on the seawall. We will address it in the next two weeks before the re-inspection. All exit signs needing replacement following the fire inspection are being re-installed.

The flower bed on the north side is still being addressed and the resurfacing of the parking lot should take place in the next couple of weeks.

RENTAL BOARD

Unit inspections will be conducted by independent inspectors of ALL condo units in the Seacoast Rental Pool will be graded either with an M (meets standards) or N (not to standard).

BUILDINGS AND GROUNDS

When we resurface the parking lot and they are restriped, they will now either have the Unit Number in their deeded spot or the word RESERVED in lieu of VISITOR will be displayed for clarity.

Fencing on the northside of the parking lot will be completed as soon as the materials are in. We are pushing to resurface the parking lot hopefully sometime in late December.

Jason advised that we allowed Seacoast 2 and 3 to use our steps as they lost theirs after the hurricane, however ours are now not accessible as sand has washed out the bottom steps so it would be dangerous to use.

We will be adding one or two steps once the ocean calms down. The area where our North seawall meets the seawall of Seacoast 3 has been compromised as there is some exposure of their rebars. We will have engineers come out and reassess this issue.

John said there have been discussions in NSB to bring in more sand some time in January or February. They are also requiring an easement report from the condos on the beach.

There is a roof leak over 512 and 4 a/c units fell off their stands during the hurricane and we believe they were not strapped. Kevin noted all units that had their A/C units compromised had been notified well before the Hurricane that the A/C units were not strapped and 3 or 4 of those are the ones that fell off their stands as those owners did not address the issue. Since the hurricane, all units are strapped and 3 of those 4 units purchased new units.

Our Clubhouse roof lost more tiles, so we are going to have to re-roof the clubhouse and will have to be part of the new budget. John has two quotes and is awaiting a 3rd one. The deck has been leveled but the rock beds still need some leveling where there was some sinkage.

BUDGET REPORT

Operating Budget	\$ 44,942.00
Reserves	911,604.00
Special Reserves	286,799.00
Income	\$469,830
Expenses	468,675
Net Income	1,155

Our tax return has been completed.

Any monies left in the Special Assessment from the Hurricane, will be depleted after we complete payment to our contractors as they still have some repairs that are needed by the weepholes.

OTHER BUSINESS

We then had discussion about damages caused from the two Hurricanes Helene and Milton. Owner of Unit 218 brought up his hurricane damage advising that his

water intrusion was NOT from water intrusion through the walls, but from Unit 318 above his not taking care of their issues as this has been ongoing since hurricanes from years past. His ceilings were damaged in his living room, bedroom and bathroom from water coming in from above.

An owner asked about the fencing and seawall from Castle Reef are having an issue and could be compromising ours, especially the parking lot area between our buildings at the return wall about 10 feet. A plan is being formulated to address this issue.

Meeting was adjourned at 11:15 AM.

Our next meeting will be held on Saturday, November 16th which will be the budget meeting.

Respectfully submitted,

Sheryl Kolessar
Recording Secretary