



Board Meeting  
July 17, 2021

Joe called the meeting to order at 10:10 AM. All board members were present. Two owners participated by Uber Conference. Joe welcomed owners that attended the meeting. The Uber conference was terminated at 12:15 hours.

Proof of Posting of Minutes was signed and acknowledged by the Secretary.

**Minutes**

Sheryl reviewed the minutes from the April meeting. Dan made a motion to accept the minutes as written, Sheri seconded and the motion passed.

**Treasurer's Report**

Dan presented the May 30<sup>th</sup> financial report, but the June report was not completed as of this date. He advised he was not able to distribute the Budget tracking report as all the details were not available or consolidated from the bank.

HOA fees are usually paid monthly by most owners, but the office needs to handle the yearly checks differently and they are working on that.

Sheryl made a motion to accept the financial report for the end of May, Conrad seconded and the motion passed.

**Manager's Report**

Joe introduced our new manager Jane Herman to all present. Jane is now living on premises in Unit 112.

*New management team* Jane Herman and Theresa Spiazzi started May 2021

*New computers* were installed on July 7<sup>th</sup>

*Part time Maintenance Man* was hired a few weeks ago, working on Friday, Saturday, Sunday and Monday, giving us better coverage on the weekends including emptying garbage cans, straightening chairs and providing a general cleanup of the grounds and common areas including the lobbies and elevators.

*New Housekeeping Service* was added in mid-June. We reinstated the checklist for the housekeepers to use. This gives us a week-to-week review of each unit as they are being cleaned, including an inventory of extra linens, extra air-conditioning filters, checking the dates of fire extinguishers and itemizing anything might need repair. The name of the new company is Peachy Clean.

*RSF'S and HOA fees* – We have a few owners who are behind with their RSF's and HOA fees. We will address this matter by sending an email with a statement, then follow up with a phone call.

*Disposal of Old Washing Machines* – One of our owners went above and beyond in spearheading this effort, advertising and contacting potential buyers; even cleaning the machines by hand. We owe her a huge thank you! We were able to collect \$1530 from the “as is” sale.

*Condos for Sale* – Four condos have been offered For Sale recently and two have already sold and closed. Unit 208 sold for \$350,000 and Unit 303 sold for \$400,000. We welcome the new owners, Mike Milano and Greg Raby and Michael Morgantown and Ann Maria Walsh. Additionally, 210 is under contract and due to close at the end of the month. Unit 502 is also under contract.

*July 4<sup>th</sup> weekend* – This was my first July 4<sup>th</sup> at Seacoast and it lived up to its reputation. While I think we made improvements from previous years, to control the crowds from the beach and the parking lot, we discovered a few weak points that we need to correct for next year. We enforced a strict “no wristband no entry” policy and “no parking pass no parking”.

Jane also wanted to recognize and thank few owners who have helped her over and over during her first few months at Seacoast...Linda and Jamie Necrason, Jackie Miller, Trent Hamilton and Dan and Clara Coleman.

She also thanked Sheryl Kolessar for taking check-in materials to be copied and stapled which helped speed up the check-in process. Thanks to everyone!

Joe also acknowledged those owners that assisted in the office, the grounds, etc. Special thanks to Linda and Jaime Necrason, and Jackie Wilson for taking over in the office during the transition to include remaining to train our new Manager and assistant manager.

Mike Bono also thanked Linda for all the hours she spent in the office, especially organizing the rentals and preparing us for the July 4<sup>th</sup> weekend.

Dan also thanked Jackie Wilson stepping in along with our former bookkeeper, Becky, for coming back to train Jane on QuickBooks. Becky is still coming in the evening to this date.

### **Old Business**

Door Locks and Surveillance Status – Mike Bono stated that is necessary for all the owners to vote of the security/surveillance proposals once he has completed his recommendations. He hopes to have the video presentation at the Annual meeting.

Elevator Update- We acknowledge that we have had elevator issues for the last couple of months. The State has been out here twice, two insurance inspectors along with a private inspector after someone put a board between the inner and outer doors and drop the closing mechanism which caused the elevator to stop. The inspectors said the elevators were in good shape mechanically and with these hydraulics elevators, it did not freefall as the occupant reported. A safety switch caused the elevator to stop as it was supposed to do.

They also saw all the updates we have done over the last two years, to bring them up to current code requirements, so we do NOT need new elevators. Conrad contacted a few companies to find out about the costs to rehab the cabs on the inside. One company gave him an estimate of about \$22,000 to reface the inside. He is still wanting input from two other companies for suggestions and costs. It should be noted that if pebbles or rocks or debris get into the tracks, that can cause issues as well.

One owner was disappointed that there was a lack of communication to the ownership about the issue with the elevators and the fact that the North elevator was out of service for over a month. Joe acknowledged her concern and apologized.

Trent gave an update of the situation with the beds and weeding which was done by Don and Ryan (our new parttime maintenance man). He advised they both did a great job and our landscaping, as to weeding, looks a lot better. He suggested we hire someone for a quarterly assessment of the sprinklers etc.

### *New Business*

*Holiday update* – Next year we need to get four guards on duty for the 3<sup>rd</sup> and 4<sup>th</sup> of July. Jane would like to see at least two guards on property into the evening.

*Roof Access* – Joe asked about the waiver or a form to be completed by vendors when they need access to the roof. Jane feels we need to change the code every so often. The only other people that should have access would be our maintenance people and buildings and grounds members and staff.

*Election readiness* – First notice of meeting was sent by email and/or by mail when requested by the owner.

*Air Conditioner* – Conrad reported that he did an inspection of the A/C units on the roof. He reported that 5 are on their last legs and are going to fall through the roof. There are other units that have problems with the mounts and some still need strapping. He will reach out to those owners that need to consider replacing their A/C units. One owner suggested that we have a quarterly inspection of the A/C units by an air conditioning company.

*Building Structure Inspection* - Conrad stated we need to get our contractors to come out around September to reassess the condition of the building for spaulding, rebar, etc. Mike B made a motion to contract with RL James to building maintenance not to exceed \$20,000. Dan seconded and the motion passed.

Dan reported that we had an engineer, Bill Kipper, come out to see if we had any structural damage from the lightning strike that hit the roof and building. He also checked to see (40year assessment) if there were any concerns in lieu of what happened in Miami. Bill Kipper stated that condos in our area are built differently than those that are in South Florida and we do not need to be concerned.

One owner is concerned that when the tiles are replaced, they must make sure the mesh is reconnected. Conrad said we have had Corpro come in and check all the zones of the cathodic protection to ensure all zones are working properly.

Laundry Room 3<sup>rd</sup> floor North water intrusion – There is a crack on the floor. Conrad stated it was during a storm that started on the 5<sup>th</sup> floor and leaked down to the 3<sup>rd</sup> floor laundry room. Joe made a motion to do an assessment of this leak in the laundry rooms. Sheryl seconded and the motion passed.

*EFT payments.* An owner suggested that owner should be able to receive their rental income via EFT directly from Escapia to their account. Jane will look into this capability.

*Rental Board Report* – Linda reported that there are some owners in the rental board who do not allow their renters to use their WIFI. If you are in the rental pool you need to allow your renters to have access to the unit WIFI as they are bombarding the office looking for the password. After you renter leaves, you can change your password.

*Winter Rentals* – January up 225% February up 103% and March up 119%.

*Parking* - Parking verification forms were implemented in June for all guest and visitors parking on property. Vehicle registration forms are now a part of the registration/confirmation process.

*Housekeeping Rates* – There is a new price increase for our units. One bedroom will now be \$105. and two bedrooms \$125. Cleanings will now be done by two companies – Peachy Clean and Shining Star. The office has already seen a big drop in cleaning complaints.

*Owners Portal* – The office has tried to have owners in the rental program access their owner's portal instead of calling the office to handle the task. At this time, only those owners in the rental program can access the Escapia owner's portal, however, we are working on making it available for all owners to access.

Linda also stated that her time spent in the office during this transition and training, has made her aware of the issues that the staff is faced with every day. She would like to form an exploratory committee to decide strong policies, procedures that effect the rental program and association, along with improving the quality and legality of the program. I will be reaching out to owners who rent and those that do not to join the committee. A meeting will be scheduled in the next few weeks.

The meeting was adjourned at 12:10 PM Our next meeting will be our annual meeting on Saturday, September 18, 2021.

Respectfully submitted,

Sheryl Kolessar, Secretary

Recording Secretary