



## ANNUAL MEETING

SEPTEMBER 18, 2021

Alan Cohn nominated Dan Coleman to conduct the Annual Meeting. Conrad Necrason nominated Sheryl Kolessar to be the Scribe.

Dan called the Annual Meeting to order at 10:14 AM. We certified the proxies and those present to ensure we had a quorum, which numbered 47. We had 26 owners present and 21 proxies.

Sheryl Kolessar asked Sally Shaw, Roseanne Hasson, Teresa Grodi-Kennon and Terri Kennedy if they would agree to be the Ballot Committee, and each agreed to count the ballots. The Annual Meeting continued as the votes were being counted in the presence of the ownership.

Dan asked Linda Necrason to sit at the table as President of the Rental Board.

Four people participated by Conference Call including Joe Venezia.

Dan thanked outgoing Board members, VP Sheri Cohn and Secretary Sheryl Kolessar, for all their hard work and dedication over the past 7-8 years. Those present agreed with Dan and thanked us as well.

### **Manager's Report**

#### *Office Hours*

Jane advised that we are now open 7 days a week as the office is manned by either herself or Assistant Manager Theresa Spiazzi.

#### *Pool Issues*

She advised we had some issues with the pool which are being addressed. Pool lights are not working but they will be replaced by white LED pool lights as they can no longer be different colors per State mandate.

#### *Other*

The south gate is still causing us issues, but she is working on fixing that permanently. Some exit lights are not working but they also are being worked on. We are on a monthly maintenance contract with an elevator company to ensure they are in good working order.

### **Buildings and Grounds**

Conrad then gave us an update on the grounds.

*RL James* will be back on premises to address spalling issues, cracks etc. which is ongoing since our restoration.

### *Elevators*

We are waiting on one additional quote for refurbishing the elevator with skins, etc. We already have received two quotes.

### *Fire Code*

The Fire Marshal came out and he advised that we have not had an inspection for two years. He found some violations in reference to the exit lights. We need to add some fire extinguishers and some issues with the trash chutes. Jane is working on that along with the Fire Alarm company.

### *Landscaping*

Lawn upkeep and maintenance is again being done in-house again and it is coming around. We are addressing the weed issue as well as the sprinkler system.

### *Other*

If you are planning any upgrades to your unit, please make sure you let Jane know to ensure all permits are in order and that you complete the Architectural Change form specifying the work being done.

Jean W asked if owners should note any cracks in the wall. Conrad said to please let the office know so Jane can advise Conrad; pictures would be great so we can get it on the list.

Another owner asked about new grills...they are already on premises waiting to be installed. Another owner asked about the washout and if it still causing some issues. They are watching it every time it rains and have spoken with a geologist. Another owner asked if we have a schedule/task list for the lawn maintenance. Conrad advised we have a weekly/monthly/annual schedule and we need to get back on it after revisions are made.

Dan then addressed why the elevator on the Northside was shutdown so long. He advised that a piece of trapped plywood was causing the problem. A renter went in the elevator and it got stuck and he claimed that it dropped 23 feet like a free fall. That could not happen since we have hydraulics. We had inspectors from the State and Elevator company inspector come out and they confirmed that the elevator did not 'fail' and worked as it should have, but the renter could have felt a jolt as it stopped short.

### *2020 Annual Minutes*

Alan Cohn made a motion to approve the 2020 annual minutes, Anthony DeLuca seconded and the motion passed unanimously.

Chuck asked about the motion in the Annual Meeting in reference to amending the annual meeting to the 3<sup>rd</sup> Saturday of the month, amending the bylaws which state it was to be held on the first Wednesday of the month. Sheryl seconded and the motion passed unanimously. The membership needs to vote on this motion in order to amend the bylaws, however that was not done. This 'vote' will be sent to the ownership by the incoming 2021-2022 board to change the By-laws to that issue.

*Mike Bono* talked about the Security/Surveillance/Access control issues that have been discussed throughout the year. It would take a membership vote of 75% in order to move forward. With securing the front doors because it is a “change” to the structure. The next Board will have to address this, but Mike stated he will continue working on this issue. One of the owners asked about the possibility of putting a sliding gate at the entrance to our parking lot. Conrad asked the Fire Marshal about this being a possibility but it was the Fire Marshal’s belief that the variance from the end of the road to the parking lot had to be 35 feet and Conrad measured and advised that we only have 26 feet. He did advise, however, that we could ask for a variance. Many in the audience agreed that this would be the best solution.

#### *Treasurer’s Report*

Dan then gave the Treasurer’s Report. We have about \$15,427 in the Operational Budget and \$316,409 In the Reserve accounts.

He then discussed the Budget Tracking Report.

Another owner asked about the Line Item 5003 Rental Income from #112. Dan advised that the renter that was in 112 had a deduction in rent for a few months and then she moved out in July as the New Manager elected to move into the unit, therefore we had a loss of income from that unit.

The Rental Cooperation has been separated from the Seacoast Management Inc budget.

An owner advised that she would like to see a copy of Rental Corporation budget but Dan advised that the office was still working on the new budget and a copy will be available to all owners as soon as it is available.

#### *Rental Board*

Linda Necrason then gave her Rental Board update. She advised that Jane and Teresa came on board during our busiest time of the year. They are working on the files both old and new and getting the office in order.

We have two new cleaning companies, one of which is owned by Sea Coast owner Terri Kennedy, which is Shining Star. The other company is Peachy Clean. She advised we will do walk-throughs of all units in the Rental pool. With permission from the owner. If you would like to be on the committee for walk through inspections, please advise Linda.

She advised she is holding a special workshop meeting on Saturday October 9 at 10 AM in the clubhouse. Any one interested is welcome to attend.

Social media has increased and doing well and rentals have increased, partially through our Facebook page. She also asked owners in the rental pool to sign into the Escapia owner’s portal. If you are not sure how to do that then please contact the office.

*Election Results*

At 11:35 AM, the election results were given to Dan by the Ballot Committee.

Your new Board of Directors for the 2021-2022 term is as follows:

Michael Bono  
Conrad Necrason  
Jason Grimmer  
Joe Venezia  
Trent Hamilton  
Jean Wilson  
Dan Coleman

Sheryl made a motion to conclude the Annual Meeting, Sheri Cohn seconded and the motion passed. The meeting was adjourned at 11:45 hours.

Respectfully submitted,

Sheryl Kolessar  
Scribe