



BOARD OF DIRECTOR'S MEETING
November, 19, 2022

Jason called the meeting to order at 10:05 AM. A quorum was established with all board members present with the exception of Michael Bono, VP. 10 owners were present and about 13 owners participated via Zoom. Input ownership will be at the end of meeting for 15 minutes as we want to keep the meeting to one hour.

Proof of posting of meeting was acknowledged by the Secretary.

Minutes

Sheryl reviewed the minutes from the October 22nd meeting. Dan made the motion, Conrad seconded, all approved

Jason gave an overview that we are in contract for a temporary wall and hopefully will be started next week. We have to deal with drainage, backfill and as well as the temporary seawall.

Manager Report

Hurricane clean up is still in progress

Pool being refilled and chemicals will be adjusted today and then sit for 48 hours. Pool expected to be reopened on Monday

Screens will be set up and the pool reheating will be started.

Our bookkeeper Theresa, turned in her resignation and we will be hiring a new bookkeeper.

Mandatory Collection Waiver – 77 forms were received; 75 owners were in favor of waiving full funding, 2 owners voted to not waive full funding.

2 owners are more than one month overdue in paying their HOA dues and 5 owners are overdue by 30 days;

Special assessment not yet paid by 5 owners.

Most winter renters are planning on fulfilling their commitment for the season and we are hoping to have beach steps back by January

Reserve Voting – all owners attending the meeting have turned in their ballots in reference to waiver of full funding.

Linda – fielding phone calls and emails from winter renters. Retaining those renters are key. Their January 1 payment is due December 1st. Rental policy will be strictly adhered. No discounts will be offered to renters. Unit inspections are being conducted for those that requested one. That should be finished today.

Austin Reeves, owner of Slow Your Role, has given us pricing for photos of building, grounds and units. Interior shots very important for those in the rental pool. Jane will be sending out an email to all owners requesting their interest in new photos. They will be color corrected and video and still are available.

B&G – Conrad reiterated that we lost part of our seawall; sustained damage to our pool deck, which will be repaired. Temporary seawall under contract. We met with a few contractors before we signed the contract. Many board members are assisting in this endeavor. Conrad wants owners to understand a lot is going on.

Jason expressed his appreciation to those owners and board members that are heavily involved in this major project.

Jason thanked owners for their patience and support. It is our hope that we will make our condominium better than it was. We are speaking with engineers, technical support etc.

Kevin reiterated that owners can be part of the solution by not presenting negativity on social media

He also thanked many of the owners that have stepped up and offered their services.

Steps were bolted and installer came back the day before the storm to reinforce the steps. They were NOT compromised and no one can predict the power of the ocean.

DAN – Budget tracking - \$10,000 short in collection

No longer in a deficit due to the collection of special assessment.

15% maintenance increase will take effect in January

Assessment – Elevator control
Palm tree replacements
Decking
Stairs.

We will be pursuing a bank loan after our next assessment is completed as that will be the collateral.

We need all estimates and bids from contractors, etc in order to plan our assessment.

Two committees – Website and R&R will meet shortly to discuss new ideas. Sheryl mentioned she assisted in the walk thru of those unit owners that advised they wanted this service and Linda will send those owners a report.

Dan said we need a motion to adopt the budget in light of the approval of the owners. Sheryl made the motion to accept the new budget which includes a 15% in owners' HOA dues. Conrad seconded and the motion passed unanimously.

We need a workshop to talk about the RSF and how we can preserve it or improve it which we look into in January

Jason then opened the meeting to owners that have questions or comments. 405 asked about a ballpark estimate for the seawall which to best guesstimate of about \$300K – \$500K. We still need to speak with the engineer.

Temporary wall is about \$60,000 for backwall and backfill.

106 – mentioned the improvements of audio and states it is vastly improved and very clear

415 – Budget questions in reference to Payroll expense shows \$50,000 increase – what is that about. Jason explained that money was set aside for increase of salaries; incentives etc. It is not a base salary increase. Jason asked for increase in salary pool and cost of living adjustment. ½ of employees' salary was drawn from the Rental Corporation. Doug suggested writing one check. So now all salaries are paid from Seacoast Mgmt instead of half from Rentals and half from Mgmt.

415 was inquiring if it might be feasible to only have a part time bookkeeper since our software should be able to handle a lot of our business. He also addressed the mailbox issues and that our first-class mail is often being left unattended in the office or on the floor in the lobby. So he asked about the mailbox portion of the assessment. Jason advised we had to now use some of our assessment on this emergency situation and that will have to wait a bit. The estimate was about \$18,000. Storm recovery is our first priority. Chuck is concerned about the winter renters' mail being left unattended. Jason agreed that we need to contact someone in the Postal Service and Jane will submit something in writing to them. He suggested a placard that all mail and packages need to be delivered. Jason also mentioned that Doug Shaw has been spending many hours to assist the Bookkeeper in understanding the software and the benefits of Escapia.

Chris in 201 – Asked how to get on a list to address issue to his unit caused by storm damage to his patio as well as needing repairs to his railing and cracks in the exterior. We acknowledged that our Insurance would need to address this and asked him to resend the email.

404 – comment about assessment/loan is intended for full value of assessment and that purpose of the loan is to have the funds immediately available to us.

109 – Asked about beach steps being attached to the permanent wall. Will they be part of the wall. Jason advised it is in discussion if it is feasible. How close to make electronic payments for HOA. Jason advised you can use your own bill pay but will discuss in the very future

212 – water intrusion from unit above. Window on 412 have gap in their window which might be the cause leaking into 312 and then 212. Jason does not think 412 is the problem in 212. Water coming in to 212 through the master ceiling is caused from 312. 312 did not get new windows and their floor needs to be sealed.

104 – Advised Seacoast II and III had significant damage and highly suggested that we replace the entire seawall because Seacoast II and III are replacing their entire seawall and using vinyl and highly recommends that we do the same. She advised she is reaching out to her vendor.

Stormwater runoff is an issue as well so we are discussing drainage field. Jason has spoke to an engineer in reference to this.

101 – Thanks for the Board and states we will have the issue on the southside in reference to the drainage field. Jason said the engineer will look at both sides of our property and conduct an evaluation.

The seawall that we lost was the original wall from 1972 and due to all the sand that was pulled out from under.

Dan made a motion to adjourn the meeting at 1125...Sheryl seconded and all were in favor..

Our next meeting will be held January 21, 2023

Respectfully submitted,

Sheryl Kolessar
Board Secretary