



Board of Director's Meeting  
January 16, 2016

Joe called the meeting to order at 10:02 AM. All board members were present. Joe welcomed everyone and wished all a Happy New Year. No owners participated on the teleconference and it was disconnected at 11:00.

Proof of Posting of the Meeting was acknowledged and signed by the Secretary

**Minutes**

Sheryl reviewed the minutes from the November meeting. Dan made a motion to accept the minutes as written. Meredith pointed out that on the top of Page 2 there was a typo in reference to Unit 112 on the market to be rented, not Unit 212 as reflected. Sheri seconded the motion to the amended minutes and the motion passed.

**Treasurer's Report**

1100 Operating cash balance per Bank Statement	\$62,600.99
Total Reserve Balance in Quickbooks:	83,928.93
6410 Roof Replacement	9,463.74
6420 Building Painting	36,243.42
6430 Parking Lot	8,057.68
6440 Deferred Maintenance – Capital Expenditure	32,026.85
6450 Insurance	
Reserve Account Interest posted December 2015	5.50

Sheryl made a motion to move the balance from 2015 Operating Budget to the DM- CE Reserve for 2016 Insurance, Dan seconded and motion passed

Amount to be moved

\$18,195.09

### **Manager's Report**

I am sad to report that Mike's grandmother passed away so he was in New York for the funeral. Meredith presented the manager's report.

- New pool service – Blue Ribbon started in December
- New bike rack has been installed on the Northside Grass Area
- The “watch your step” signs for the unit sliders have been received. They will be installed in the units with new sliders as well as continuing to check which units are not “master keyed”.
- Dave's Pest Control treated the grassy areas. Grass should return to green when the weather gets warmer. They also treated the outside with an extra treatment for bugs
- Managers have moved into their new house by the time you receive the minutes
- RL James and Seamus did a walkthrough with Mike and then they walked on their own. We will receive a report from them shortly. Mike did point out some areas of concern: Bubbles on the 4<sup>th</sup> floor and above 112; texture on 4<sup>th</sup> floor and the rust coming from 218 down to 118.

There has been great feedback from the owners in reference to the tote bags. We are hopeful that all owners will purchase the stuffed bags for the incoming renters. We have received orders for 74 stuffed bags and 28 unstuffed as of this date.

Please check out our [www.seacoastcondominium](http://www.seacoastcondominium.com) website. Meredith has created a “blog” page which is an online commentary which will help increase our website's place in the search engines. You can find this at <http://www.seacoastcondominium.com/category/blog>. Adding at least one blog a month will promote an ever changing landscape for Google to explore along with adding keywords to the site.

A “Meet the Staff” page has also been added where the staff photos are posted

### **Old Business**

No old business to report

No committee reports

### **New Business**

One owner asked about landscaping and if there were plans for some flower beds. Conrad (chair of building and grounds) will be meeting with Mike to discuss this issue.

Joe pointed out that the walkway and patio near Unit 112 and back units that do not get some sunlight need to be put on a maintenance schedule and constantly cleaned and maintained. Joe also talked about the need for re-strapping many of the chairs.

We have one more year in our test trial on the pool fence that has epoxy to see how that holds up and then a decision will be made whether or not to replace the entire fence with the tested material.

An owner inquired about the appearance of the luggage carts and the deterioration of the metal ones. The board asked the Manager to look into the best solution to replace or repair the existing ones. Abby made a motion to approve a maximum of \$2000 to purchase 4 new luggage carts and Dan amended that motion that Conrad be in charge of this project. Sheryl seconded the motion and the motion passed.

Jack asked that Conrad look into issues with water intrusion by stairwells, front of the office, etc so we need to look into better drainage. He also brought up issues with beach sand buildup by the north beach stairwells and the need to contact the city. Joe said we need a plan and pricing to change our a 2" piping to 4" piping to help with the drainage.

Jack said we need some sod in many areas and Joe told Building and Grounds to look into it. Conrad said this issue was discussed with the manager and the Jenny Lindley landscape company. So we need to wait to hear from Mike as to what was determined.

The Board feels that when important decisions involving our buildings and grounds need to be made, and might be out of Management expertise, he should consult with the chair of building and grounds before final decision is made.

An owner asked about the need to paint the patio door leading from the master bedroom. Conrad will get with Athens painting to get an estimate and Mike will provide a list of those doors that need to be painted.

There was discussion about the grey conduit on the 5<sup>th</sup> floor that need to be changed to match the rest of the building. Mike will have Kenny or Renton Electric make the transition.

An owner talked about the landscaping and need for some color along with the fencing. We will have Mike discuss some ideas with our landscape company when he meets with her next week. Whatever we decide to do there are maintenance costs associated with it. Another owner suggested contacting Sims Landscaping.

Dan asked the Board to replace the vacancy of Walt Bailey so he made a motion to nominate Conrad, the chair of the Building and Grounds and Jack seconded. Sheri did ask Conrad if he was really interested in joining the Board since he did not run for the board during the election. Conrad advised that he was very busy last year and while he is not soliciting to be on the board, if he was asked, he would accept the appointment. Abby stated that while she has no problem with Conrad being on the Board, she believes other people should have the opportunity to nominate other people. There was discussion of the need to have 7 people on the Board and since there is nothing about this in our bylaws, Dan said he was going to make a motion at the annual meeting, that we ALWAYS have seven people on the Board. The Board agreed to have 7 people on the Board and were in favor of appointing Conrad to the Board therefore the motion to appoint Conrad to the Board passed unanimously.

Sheri let everyone know that TMI is now licensed and insured and Michele wanted everyone to be aware of that.

Southeast donated a roll of titanium mesh which would have cost thousands of dollars for us to use on our cathodic protection.

Dan gave an update on the health of Wayne and he still has failing health.

Some owners are still delinquent in maintenance fees but it will be taken from their rental revenue.

Please look for your Maintenance Coupon book that should be coming in the mail this week.

There is one unit under contract and 407 is for sale.

Motion was made to adjourn at 12:10.

Our next meeting will be held on Saturday, March 15<sup>th</sup>...NO FEBRUARY MEETING.

Respectfully submitted,

Sheryl Kolessar, Secretary  
Seacoast Board of Directors