



Board of Director's Meeting August 20, 2016

Joe called the meeting to order at 10:02 AM. All board members were present with the exception of Jack. We have a new teleconference phone. New owner Shawn of 405 came to the meeting to introduce himself. We are disappointed in the weak response of interest we have received to participate on the board. Without your Board of Directors, we would not be able to function efficiently. Please rethink your position on this matter. If any board member chooses to resign, they need to notify Joe and the rest of the board. The teleconference phone was disconnected at 10:30 as no one was participating on the line.

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

Minutes

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

Treasurer's Report

Abby reviewed the Treasurer's report for the month of July

Treasurer's Report:

1100 Operating cash balance per Bank Statement		\$ 60,532.93
Total Reserve Balance in Quick Books:		\$ 119,190.67
6410 Roof Replacement	\$ 18,130.12	
6420 Building Painting	41,814.58	
6430 Parking Lot	9,119.52	
6440 Deferred Maintenance – Capital Expenditure	36,726.85	
Insurance Reserve (Due to Operating) Transferred 5/31/16	(26,000.00)	
Reserve Account Interest posted in July 2016	10.13	
Total Reserve Bank Statement		119,190.67

In August, we will double transfer money into the Reserve Account.

6564 – Dan questioned the amount of RSF for Unit of 112 and believed it should show under the Rental Board and not Seacoast. Abby believes that it is not a rental board issue because 112 belongs to the Association.

Dan made a motion to accept the Treasurer's Report, Sheri seconded and the motion passed.

Pool chemicals was a bit higher last month due to purchase of ropes, extra chemicals skim covers.

Manager's Report

Mike reported that the fence on the Northside is completed. The parking lot gate is working and the combination will be changed after the Annual Meeting.

- Pool chairs have been delivered
- 5th floor conduit has been sealed and painted
- The leaks in the pool were addressed and has been patched
- 2nd and 3rd floor south has had some tile issues. He has contacted Clyde to see when he can address the issue
- Only 4 owners submitted their candidate sheet for next year's board, therefore there will be no need for an election. The new board will be composed of Joe Venezia, Sheryl Kolessar, Conrad Necrason and Dan Coleman
- Winter residents have been contacted. Please make sure you check your units for readability. The inventory list is on our webpage under the owner's section. REMINDER: PASSWORD is palmbreeze). Please make sure you have lightbulbs handy as this was a big issue last year.

Joe thanked Mike for the 5th floor conduit being painted and sealed and looks great.

We need to order additional floor tiles to replace some broken ones.

Only 4 candidates renewed their interest in serving on our board for the 2016-2017 Board of Directors so there will be no election. However, you need to send in your proxy to insure we have a quorum.

Mike reminded those owners that do not rent through the office whether by themselves or using an outside management company to please submit your RSF fees to the office.

Mike wants to make sure everyone checks the website for inventory list etc.

Meredith passed her real estate exam so if anyone wishes to list their unit, please contact her.

407 is for sale listed at \$279,000.

An owner reported that he observed an abundance of mattresses being brought into a unit which was not believed to be from outside renters. It was estimated there were about 15 mattresses brought in. The board asked Mike to look into any violation within Volusia County. This same unit has an abundance of

storage on the 1st floor patio that is unsightly and should not to be used as a storage area or obstruct the sliding glass door.

Old Business

Conrad brought up the condition of the sod. Mike advised that some of the sprinklers were broken and we have an issue with cinch bugs and mole crickets. Mike is looking into a new pest control and grounds company and will take care of the issue.

New patio tables and chairs have been delivered and are around the pool deck.

New Luggage carts should be delivered in a few weeks.

New Business

Sheryl advised that a new owner mentioned the condition of the bulletin boards outside of the 1st floor elevators and the signs that are being taped to the walls/glass as they are unsightly.

Sheryl made a motion to purchase two new bulletins boards before the Annual meeting, Dan seconded and the motion passed.

We asked about the status of the kayak rack. Conrad and Abby feel they should be stored by the bike racks on the north side and not by the barbeques. Another unit owner suggested a kayak rack be made out of PVC schedule 40 or 80 instead of the wood, and agrees that it should be placed on the northside. Joe said we will have the building and grounds committee discuss the material and location with Mike and come up with a decision.

Mike is still working on the WIFI issues as there were some issues with the wiring that are being addressed. Please make sure you turn in your proxy and we hope to see as many members as possible and take the time to meet your Board members.

Our next meeting will be our Annual Meeting on Saturday, September 17th.

Dan made a motion to adjourn the meeting at 11:10 AM. Motion passed.

Meet and greet to follow with a covered dish luncheon. Please bring a covered dish of your choice. The association will provide sandwiches and soft drinks.

Respectfully submitted,

Sheryl Kolessar, Secretary
Seacoast Board of Directors