

Meeting of the Board of Directors

March 19, 2022

Meeting Minutes

The meeting was called to order at 10:00am by Mike Bono, President. Seven Board members were present, six in person and Joe Venezia by phone. Therefore, a quorum was present.

Mike Bono reported that notice of the meeting was posted on site 48 hours in advance. This was confirmed by Jean Wilson.

Conrad Necrason made a motion to accept the minutes of the January 15, 2022, Board Meeting, as amended. Motion seconded by Dan Coleman. The motion passed unanimously.

Mike Bono said the minutes from the October 16, 2021, and November 20, 2021, Board meetings are available at the office for any owner who would like a copy.

Mike Bono reported that he is working on finalizing the new contracts for Jane Herman and Theresa Spiazzi.

Dan Coleman presented the Treasurer’s report that included an end of year financial report. The following reports are attached:

1. Sea Coast Management, Inc. Financial Report for period ending 12/31/21, 1/31/22 and 2/28/22
2. Sea Coast Management, Inc. Budget Tracking 2021 Income and Expenditures
3. Sea Coast Rental, Inc. 2021 Income and Expenditures Tracking Report

Dan reported that the deferred maintenance capital expenditure account has about $51,500+ in the account and we will be taking out another $40K. We are in good shape regards cash in the bank, i.e., we have money in the checking account to pay our bills.

Manager’s Report:

Jane Herman was not present and not able to present the Manager’s Report, although it was distributed at the meeting for the Board to read. A copy of the Manager’s Report is attached.

Safety and Security:

Jason Grimmer and Jean Wilson attended the City of New Smyrna Planning & Zoning Board Meeting on March 7, 2022. Jason presented an overview of what occurred at that meeting related to the proposed 110-spaces public parking lot across the street. After listening to numerous residents in the area who attending the meeting that were not in favor of the parking lot, the Planning & Zoning Board denied the project by a vote of 5:1, primarily based on safety concerns. The developer will have 30 days to appeal.

Conrad Necrason was able to talk to the City of NSB again about two front gates for the property. We need at least a 14-foot gate. He was told there is no depth requirement. Conrad previously got a price of $16.8K, which did not include pedestal and electronics; therefore, the cost might be up to $18.8K each, plus we’ll need an additional 6” wall behind the wall. The next step would be to have a formal set of plans drawn up for the Building Department to get a permit. Trent added that the gates are a deterrent, not a security system.

The next option under consideration is locking the front doors to the outside. Trent Hamilton said it must benefit everyone, and it doesn’t protect the ground floor.

A third option is locking the courtyard doors; however, anyone can still access the elevators and stairwells, as well as the beach access.

Dan Coleman made a motion we proceed with planning and formal quotes for perimeter gates and fencing and that we split the cost between Sea Coast Management, Inc. and Sea Coast Rentals, Inc. Motion seconded by Mike Bono. The motion passed unanimously.

Dan made a motion that Jason proceed with planning of the proposal where we have security of the entry points at the beach access. Motion seconded by Conrad. The motion passed unanimously.

Buildings, Grounds and Maintenance:

Trent Hamilton volunteered to take the lead on maintenance with David Torres in setting his priorities while Jane is out. We have a part-time candidate to replace Ryan; however, he is interested 7:00-11:00am weekdays only.

Courtyard paver repair update: Mike Iannucci is ready to go but paver samples provided didn’t match well. Conrad went to two places in Orlando and found a better match but materials are probably 4 weeks out.

Conrad will investigate a company recommended by owner, Julie Clarke, for landscaping repairs, particularly in the front where there are dark corner areas of the property.

Jason presented a draft of the project tracking report with goal of distributing it with future minutes.

Exterior lights: Dan said the Board needs to decide on type of bulbs we want on the building, property wide.

Elevator repairs: Materials are on site being stored for the 10 hatch doors and 2 car doors replacement project. Conrad suggested each elevator will be out of service for a week.

A motion was made by Dan to extend the meeting by twenty minutes. Motion seconded by Mike Bono. The motion passed unanimously.

Mailboxes: Mike Bono has been researching pricing to replace our mailboxes. Cost is $13K-$18K.

Insurance claim for lightning strike: Dan Coleman reported the adjustor had three agencies that must approve the fourth-floor hallway ceiling additional claim request. Two had already rejected the additional claim request. Options are to sue for it or accept the $19,600 less the $5,000 deductible and deposit the $14,600 balance into the deferred maintenance account.

Rental Board Report:

Linda Necrason asked the Board to approve adding Terri Kennedy to the rental board. Conrad made a motion that was seconded by Jason. The motion passed unanimously. Therefore, the new Sea Coast Rental Board will consist of Linda Necrason, Mike Bono, Doug Shaw, Sheryl Kolessar, Terry Kennedy, and Jane Herman.

Linda reported on the Clubhouse kitchen renovation. Cabinets, appliances, countertops, backsplash, flooring, and paint are completed. The project should be finished within a week.

Linda reported on feedback from winter guests: John, a winter guest, put out a survey to approximately 50 winter renters and got 16 back. Pain points: Condition of elevators; shabby, out-of-date units with worn-out furniture, dirty carpet, and old appliances; unkept grounds; broken tiles; shabby pool furniture; water being shut off; need a higher toilet in the Clubhouse. They would like more seating around the pool area and better amenities such as a nice grilling area and firepit with seating.

Linda said the Rental Board will have to begin enforcement of units needing improvements or otherwise remove them from the rental inventory. Owner, Lee Polsky, said the winter renters appointed him as their spokesperson. He said they don’t mind an increase if things are improved.

Linda is investigating options for wristband types and colors, including permanent silicone wristbands for owners and temporary wristbands for visitors.

Linda reported the new parking policy letter will be sent to owners with a goal of launching the new program on May 1st. Dan mentioned we only have 14 visitor spots.

Open forum: Nancy Drummond discussed her plumbing issues in Unit 515. Conrad Necrason provided a demonstration with PVC material and explained that the blockage was in the lateral PVC pipe, which is the responsibility of the owner. Due to concerns with our maintenance personnel trying to assist and snake her toilet, causing damage to the finish, Dan Coleman made a motion that we pay for 1/2 of $755 plumber’s bill and pay $360 for one toilet. Motion seconded by Jean Wilson. The motion passed unanimously.

Jean Wilson motioned that the meeting be adjourned at 1:00pm. Motion seconded by Dan Coleman. The motion passed unanimously.

Respectfully submitted,

Jean Wilson

Board Secretary