



Minutes of Meeting of the Board of Directors
April 26, 2022

The meeting was called to order at 12:10pm by Mike Bono, President. Six of the seven Board members were present in person. Joe Venezia joined via conference call. A quorum was present.

Mike Bono explained that the Board had a closed meeting to address staffing matters and performance. Jane will be out of the office for a week in June for medical reasons. Mike will be working on a plan to create priorities for the office for the next few months.

Parking Policy:

Linda Necrason presented a Parking Policy for the Board to review and approve in the form of a Resolution. As discussed in prior meetings, the parking situation can be very challenging, particularly in the summer, as we only have 14 Visitor parking spaces.

Linda recommended moving one of the handicap parking spaces from the south side to the north side of the parking lot.

Vehicle registration forms will be mailed to owners who cannot come to the office to fill out a form. The office will return the parking permits via certified mail.

Mike Bono requested we change the number of registered vehicles from three to five for an owner.

Dan Coleman expressed concern that we wouldn't tow a vehicle that is parked in an owner spot with an owner placard, but the vehicle is not registered. Discussion was that the office would investigate the matter with the owner first.

Dan Coleman made a motion to adopt the Resolution and accept the Parking Policy, subject to changing the number of registered vehicles from three to five, as well as correcting the name of the Association to be Sea Coast Management, Inc. Jean Wilson seconded. The motion passed unanimously.

Wristband Policy:

All owners will receive new wristbands. Daily guests will receive a plastic tie-back.

Dan Coleman made a motion that the number of wristbands issued to owners be based on the maximum occupancy per unit, i.e., four wristbands for a one-bedroom unit and six wristbands for a two-bedroom unit, and they can only be used by the owner and family members. Motion seconded by Mike Bono.

Discussion: Linda said if we issue wristbands based on maximum occupancy, it will require us to order a numerous amount of wristbands. Jason Grimmer recommended the number of owner wristbands be limited to the number of deeded owners. Jason and Conrad both reiterated that the purpose of the wristband policy is that we are trying to secure the property.

Mike Bono and Dan Coleman voted in favor of the motion. Jason Grimmer, Conrad Necrason, Trent Hamilton, Jean Wilson, and Joe Venezia voted opposed to the motion. The motion was denied.

Conrad Necrason then made a motion to issue the number of owner wristbands based on the number of owners on the deed. Motion seconded by Dan Coleman. Mike Bono, Jason Grimmer, Conrad Necrason, Trent Hamilton, Jean Wilson and Joe Venezia voted in favor of the motion. Dan Coleman voted opposed to the motion. The motion passed.

Minutes of March 19, 2022, Board Meeting:

Jason Grimmer made a motion to accept the minutes of the March 19, 2022, Board meeting. Motion seconded by Dan Coleman. The motion passed unanimously.

Jane Herman will email the approved minutes to the owners following the meeting.

Building and Grounds Committee:

Jason Grimmer, Conrad Necrason, Dan Coleman, and Trent Hamilton met with AAA Fence and All Phase Fence on 4/12/22 to get quotes on beach access gates and pavers.

Pavers:

Conrad noted that RL James was not responsible for the broken pavers in the courtyard because it was in their contract that they would not accept responsibility for that. Since the committee was having difficulty finding the perfect match after looking at multiple sources, they came up with the idea of harvesting some pavers off the pool deck area (circle pattern) and inserting a different-colored paver in that area. The cost is \$8,850 to remove all pavers needed, plus remove extra pavers to have spares for future use, and to replace all broken pavers as well to insert new pavers on the pool deck.

Trent Hamilton made a motion that we move forward on the above-described scope of work and cost. Motion seconded by Dan Coleman. The motion passed unanimously.

Elevators:

The replacement of all elevator doors is under way. The North side has been completed.

Jason Grimmer has been investigating options for upgrading the interior of the elevators.

Dan Coleman motioned that we move forward with the upgrade of the elevator interiors by Elcon at a cost of \$23,000. The upgrade will include the ceiling, floor, and interior walls. Motion second by Jason Grimmer. The motion passed unanimously.

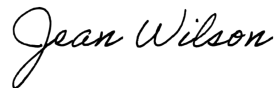
Security:

All Phase and AAA Fence provided quotes for a metal gate with two side panels, six feet in each direction, with lockable gates to the steps. Total cost is \$7,480. This cost does not include the locks. Conrad still wants to clarify a couple of things with the scope of work, and he still needs to get a cost for

the locks. Conrad said lead time is 12-16 weeks after signing the contract. Dan Coleman motioned we will table this until the May meeting. Jean Wilson seconded. The motion passed unanimously.

Dan Coleman made a motion to adjourn meeting at 2:10pm. Motion seconded by Jason Grimmer. The motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Jean Wilson".

Jean Wilson
Board Secretary