

Seawinds Condominium Association
2023 Open Meeting
Wednesday January 18th @ 7:00pm

MEETING CALLED TO ORDER – The Open Meeting Seawinds Condominium Association was held on January 18, 2023 @ 7:00pm. Keith Silverman called the meeting to order at 7:02 pm.

- **Board Members Present** – Board of Trustees – Keith Silverman, President, Hildy Roth, Nancy Allen, Emil Stetter, and Brenden Wall
- Management – Salvatore Sanft, Martin Lauderman Mem Property Management

Beneficial Members Present –Zoom Call

Opening Remarks - Keith Silverman addressed the 2023 budget in his opening remarks. The association is funding the reserves at 18% and has moved an additional carry-over from the operating budget into the reserves. The 2022 reserve balance is \$430,000.00. The Board has put funds into the operating budget for a reserve study and 2022 audit. Becht engineering has begun preliminary work on the 2023 reserve study. The board will continue funding the reserve at the current rate.

Pickleball Vote:

Mem Property management received 48 mail-in ballots, the final vote was 35 no, and 13 yes, tennis court will not be used to play pickleball moving forward.

New Business

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| ➤ Board Vote on Snow Contract | 5 yes |
| ➤ Board Vote on Attorney Eric Frizzell | 4 yes, 1 no |
| ➤ Board Vote on Amendment for electronic voting | 5 yes |
| ➤ Board Vote on 2023 Budget | 5 yes |
| ➤ Board Vote Landscaping Contract | 5 yes |
| ➤ Board Vote on Reserve Study (Becht) | 5 yes |

Meeting discussion:

- **Financials/2022-2023**
 - Board has moved \$150,000.00 from UBS reserve account to 3 laddered UBS CDs for 3,6, and 12 months, interest rate at 4.65%, all funds FDIC insured.
- **Required Audits**
 - 2021 audit was completed, board will engage in 2022 audit once reserve study is complete.
- **Proposed Capital Projects:**
 - Tennis Court Restoration
 - Pool Painting
 - Pool House Electric Panel Replacement
 - Pool Bathroom renovations
 - New Pool Furniture