

Sand and Surf Condominium Association Board of Directors Meeting, May 3rd 2025

Present:

Bob Ford, President

Margaret Hurst, Vice President,

Ray Graber, Treasurer

John Hauser, Acting Secretary

Stu Gee, Board Member

Nicole Graves, Manager

Also present: Rob and Catrina Hurst and Parker Hill, Owners

10:00am meeting called to order by President Ford

After introductions Catrina Hurst expressed interest in becoming a Board member and was only present to observe. Mr. Hill was then given the floor to raise any concerns with the Board before the beginning of the regular meeting. Mr. Hauser explained that Owners and the Manager are always asked to leave the meeting at the point when staff and personnel issues are discussed.

Mr. Hill began by throwing a package of soap from his room across the table and saying we had “wimpy shit” soap. He expressed that it was not suitable especially when he stays for multiple weeks. He felt that the \$125.00 a night charge for use of room 131 or available units rented to Owners was excessive to stay for one more day. Mr. Hill went on to say our silverware needed replacing and that the Board was ignoring the “Comfort Issues “of the owners. Mr. Ford said that our rental rate for owners was justified and would remain in place but that we would address other issues in time but the seawall, the pavers and the pool had been our focus for the last 2 years. Mrs. Hurst said that we have wanted to do upgrades, but we haven’t had funds to deal with everything. Ray explained we had just spent \$1,000,000.00. for the pool, seawall and deck and still had \$17,000 more to go.

John asked Mr. Hill if he ever read the Minutes of Board Meetings posted on the Owners page of our website. After being accused of disrespect Mr. Hauser rephrased the question and Mr. Hill said he did not. Mr. Hauser then told Mr. Hill that he was uninformed and had no basis to complain when he knew nothing of that the Board was actually constantly dealing with “Comfort Issues” and that he would be invited to access the owner page to be more informed in the future. Mr. Hill was then asked to leave the meeting at 10:18am

Motion to approve April minutes was made by Margaret, 2nd by Ray, Minutes are approved. Managers' Report: Nicole gave an update on current issues at the Resort including cleaning and rust removal. We have pool deck loungers that need replacing or repair. Palm Casual will not do repairs without the receipts that we are presently looking for. Cushions will need cleaning.

Nicole asked for a new barbeque for the summer months and the Board approved. Nicole and Lisa have processed 27 Deeds with 4 more to go. We purchased 3 new umbrellas, but the wind keeps taking them out. We ordered some Duvets from China and Nicole showed a sample to the Board, but they are being help up in shipping for now. Night Parties on the patio have stopped as our beach and pool gates are in place and security has improved.

Owners are unhappy about access to the deck and pool areas, but we have had ongoing work for weeks and lounge areas have been adjusted accordingly with some areas blocked off. Some Owners also concerned about re-establishing the smoking area.

John asked about painting the awnings on the poolside wanting to see that done by pool opening day. Bob said he authorized the purchase of some additional scaffolding that our guys need to do the job. Nicole said she was continuing to work on her office "bible" a written outline of all the duties and responsibilities of our on-site management team.

10:48 Nicole leaves meeting

TREASURERS REPORT: Ray

We have \$295,063.77 in operating funds for the rest of the year along with \$1,583.56 in checking. We have \$28,000 in our tax account and our reserves are fully funded. We have \$142,000 left in construction funds. Our \$206,000 CD just paid \$6,000 in interest and Ray is looking to renew for another 2 Months.

Motion to approve treasures report made by John, 2nd by Mr. Gee. Treasurers report is approved.

OLD AND NEW BUSINESS: Bob

Discussion went on about the Pool Lift that we are being required to install by the State. We are fighting it with the various governing authorities since we do not rent to the public and are not required to be ADA compliant. The Board agreed to continue the fight but to investigate getting a used portable pool chair that we can use to pass inspection.

We have an outstanding bill from Osborne construction for fencing between us and Sea Oats that was supposed to be split between us and Sea Oats. Sea Oats is giving Parker

problems, and he is going after them to pay the lions share of that bill, so we are waiting on him to present his bill to us.

Margaret brought up the issue of our official name with the State are we a Timeshare or a Condominium? We are registered as both with the State. John said we are ok as long as our insurance is good with whatever they want to call us.

More discussion about finding a used pool lift, the cost and storage issues. Bob detailed his many discussions with attorneys and State and local government officials over the past month. We will continue to fight but we are on a losing side with this issue because we built a brand-new pool. Motion is made by Ray to shop for and purchase a used portable pool chair lift, 2nd by John. Motion is approved.

The pool is done and fencing needs one small piece. Pool will be filled by Thursday at the latest.

Board is informed that our Pool company Aqua Pools was just sold, and we were the last job they completed. We would have been screwed if we had had any additional delays this past month.

Some Questions were raised about how our new drainage system will work and the advantages it will now provide us with its greatly increased capacity.

Southeast corner of building needs to be looked at by RJ Coatings for possible repair. Ray is going to conduct a reserve study to assess our future needs.

We are pouring a concrete slope at the entrance of the pool deck gate.

Tiki hut construction concerns are tabled until the pool is open.

AAA Fencing will be installing handrails on the lower portion of Beach stairway.

Discussion about expected traffic from Perennial owners using our Beach Access.

Discussion about former owner who had his deed revoked for multiple violations but that we are unable to stop his future access to the resort if he stays with his relatives.

Once filled the pool surface needs 30 days to cure, and we should be ready for swimming by June 10th.

Next meeting will be on June 7th

11:44am, Meeting is adjourned. Minutes taken by: John Hauser, Acting Secretary