

Meeting Minutes for the Open Meeting held on April 1, 2025, at 4pm at the Marina

Attendees: Nancy Adams, Ray Wersel, Davis Jasik, Steve Cocchi, and Bruce Iovinelli.

Meeting was called to order by Ray at 4:00pm.

A quorum was present.

Meeting notice was posted on March 28, 2025, at 9am.

Meeting minutes for March 4, 2025, were approved.

President's Report:

1. KSG Bookkeeping was hired to handle all our budgeting and finances. The contract with the Mitchell's will terminate on April 30, 2025. Shannon has agreed to complete the CAM certification and will soon start the on-line, 16-hour training course.
2. The South Building was recently restored to the pre-hurricane condition by GMC.

Treasurer's and Projects Report:

1. Bruce presented an overview of the finances that include \$47,322. in the Operating Account and \$706,398 in Reserves. These numbers will fluctuate weekly. Sale of the 3 Marina owned racks will generate additional reserve funds, approximately \$600,000 to \$700,000.
2. Allsteel will soon start on restoring the North Building to pre-hurricane condition.
3. Abbotts will soon pour and finish the concrete for the new seawall
4. Helicon will soon put foam in the voids under the large slabs of concrete on the south side of the north building.
5. The Service Department Canopy Project is in the permitting stage with the county and will be assembled once approved. Cost is \$23,700 for materials and \$27,000 to assemble and erect.

Owner Comments:

1. One owner asked when owners could access their boats in the south building. Nancy stated that the board will soon meet and publish a prohibited task list for all owners to follow. No battery charging is permitted, and all electrical cords shall only be used when the owner is present.
2. Pam Burke will possibly present a petition to the board to modify the existing 7-month minimum for rack rentals. Nancy stated that this petition must be signed by 2/3 of the owners and then presented to the Board. If the Board decides, a special election will be scheduled, and the amendment will pass only with 2/3 of the owners voting in the affirmative. Bruce commented that shorter term rental agreements will increase the cost to the Marina.

Meeting was adjourned at 5:01pm.

Ray Wersel, Secretary