

**Meeting of the Board of Directors
Seaside Beach & Racquet Club Condominium Association**

Thursday, October 16, 2025 Agenda/Minutes

1. Call to Order. The Meeting was called to order at 3:59pm CST, via Conference Call, by Vice-President, Chris Labat. Chris proceeded with the meeting, requesting Board members follow conference call etiquette by stating your name when speaking, muting phones as necessary to block background noise.

2. Calling of the Roll. Joe McCurnin, (President); Cathy Nolan (Treasurer); Carol Mancuso (Secretary), Chris Labat (Vice President), Bill Tucker (Director), Milton Pate (Director), Mark Stipe (Director), Kerri Thompson (Property Manager)

3. Minutes of the last meeting were approved by email and were posted to the SSBRC website.

4. Kerri's Report

New Owner Parking Stickers

There will be new Instructions sent to owners. Replacement cost for the lost sticker will stay the same at \$25.00/sticker.

RFP update on Landscaping Project-Kerri and Mark

Only two have been received, one is pending to come in.

Fall Cleanup – Mark will look this weekend around the property to see the scope of work for fall cleanup. A decision will be made on the big pots whether to keep them on or not.

EI 5 fixed, EI 4 fixed.

Roof top AC for EI room –the cage broke and it needs a new blower. Approx. cost is \$2,000.00.

Owner Question – Can a battery-operated light be installed above the door? No, it may damage the ceiling and/or walls. It can be attached to the door only, or get a light up key pad.

Cleaning of Elevators – We will discuss it at the next meeting. We need to wait till work is completed.

Perdido Beach Service – We will get 25% commission from sales in 2026 and a 25% discount will be offered to owners.

Contracts – There is an increase in the pool contract and a 6% increase in the Secure Vision contract for 2026.

3. Presidents Report-Joe - None

4. Treasury - -Cathy

We have only about \$100,000 in operating funds right now. That does not include Contingency or Reserves. MD Thomas is over budget as more spalling work was uncovered when the grinding of the balconies began.

5. Grounds and Maintenance-Milton

Nothing to report.

6. Security Report-Bill

No issues with guards. All going well.

Appreciation gift at Christmas for guards – Cathy will send a letter to owners.

7. Condo Rental and Parking-Carol

September Bulk – 70 certificates - \$3500.00. GS – 162 certificates - \$8,241.23.
Total - \$11,741.23. YTD - \$269,732.62. \$17,744.82 less than last year at the same time span.

Condo – October – 3 rentals, November – 1 rental. December – 1 rental.
Walkways closed October 29-November 11, 2025.

8. New Business

Owners may Commence 2026 Insurance Payments Nov. 1, 2025.

HOA Increase – Will be discussed in November as costs are going up for contracts and utilities.

The next meeting is November 20, 2025.

Adjourned – Carol moves to adjourn, Bill seconds. All in favor. Meetings adjourned at 4:59pm.

