

**Seaside Beach & Racquet Club Condominium Association, Inc.**

**Annual Meeting of the Membership**

**Saturday, May 6, 2023 – 9am**

**Minutes**

The meeting was called to order at 9:00am by Joe McCurnin, Board President. He proceeded with the opening prayer and Chris Labat led the Pledge of Allegiance.

Roll was by sign in sheets and proxies. Quota was established. Proxies were certified by Carol Mancuso, Board Secretary.

Reading of minutes from 2022 were waived. Moved by Kennedy and second by Salzer. All in favor. Motion passes.

Insurance – Bruce White

He stated that the State of Alabama has no laws to help the state of insurance as it is right now. Insurance premiums have gone up due to the number of storms in recent years. It is a coastal problem as well as a problem across the country. He also said the premiums would probably not go down for a few years. We have to have less storms. He also said the State of Alabama does not have Insurance of last resort as Louisiana and Florida. The insurance is not with the same company as last year.

Audit – Greunloh & Associates

Collena Matz represented the firm. A copy of the audit was given to the attendees. Collena went over the pages. It was a comparison of 2021 and 2022. Storm expenses were also discussed. She said we had a designation of Highest Opinion. We will have to update our P21 Facilities next year.

MD Thomas (Matt) - Contractor

Matt explained what spalling is and how it is an ongoing problem due to conditions at the beach. All condos along the beach have to have repairs due to spalling. There is never a perfect time to do the work. He explained that the work is often more than it was expected to be due to rust and corrosion of the rebar. Sometimes the rebar must be replaced. He always applies rust inhibitor to the rebar before closing the wall back up. The balcony spalling will be handled in the fall after peak season since the balconies must be closed off to use when the work is being done. He stated there is a One (1) Year Warranty to the work he does. He will give status/completion reports as work progresses.

Property Manager – Kerri Thompson

Kerri introduced herself.

Cleaning Specialist - Meghan

Absent

Security – Bill Tucker

Bill introduced Meghan Hartman, Global Security District Manager. Meghan spoke briefly about the guards and their duties. She stated if the owners see a problem they should call the security guard on duty. Owners brought up concerns of large trucks covering the walkways when they park and vendors parking in handicap spots. Someone suggested we put signs where we do not want vendors to park.

Redesign of the parking was also brought up to try to get more parking spaces on the grounds. Bill said we only have 240 spaces. Bill would like to get aerial shots via use of a drone.

Maintenance – Milton Pate

Milton listed the projects that have recently been completed: Drainage in the parking lot to prevent it flooding, new grass has been laid in several areas, repaired the benches in the sauna, painted the indoor pool area, some repairs to the Villa roofs, fixed gutter on Building 5 to prevent water intrusion into units.

Landscape – Milton Pate

Landscaper will be working on getting the stickers out of our lawn areas. He also stated that we have to change our balcony lights to be in compliance with the Turtle Ordinance. The balcony lights must all be alike for appearances. The HOA will get the fixtures, bulbs, and electrician to do the work, but the bill for it will be sent to the owners as the balcony lights are the responsibility of the owner. The estimated price is \$160/per light. Some balconies have two lights. Their price will be \$320. Expect the billing around July 1, 2023.

Financial Report – Cathy Nolan (absent) Report given by Carol Mancuso

Carol went over the financial pages that were in the meeting packet given to the attendees. She pointed out that HOA Fees only bring in 1.3M/year and other revenues bring that figure to 1.5M/year. Our income does not cover a 1.85M insurance policy, hence the yearly assessment is needed. She also stated that water was going up 10% this year and our flood insurance went up by \$5,000.00. The Board is doing their best to manage the money on hand so as not to raise HOA Fees, but at some point that may be a reality.

Secretary – Carol Mancuso

Carol reminded the owners about the rental of the HOA condo. The price is 50% off the advertised price on VRBO plus cleaning and taxes. To rent it, they must email her at [carol.mancuso@yahoo.com](mailto:carol.mancuso@yahoo.com). If they rent through VRBO, they will pay full price.

Parking fees in 2022 brought in \$103, 276.00 more dollars than 2021. This is due to the increase to \$50/car. This equates to a 10% HOA Fee increase.

She reminded that rental taxes went up to 15% May 1, 2023 and will go up to 16% September 1, 2023.

She also reminded the owners that rentals at SSBRC is a 3 night minimum. This is to prevent SSBRC being classified a condotel.

The Hurricane Reentry Decals are not here yet. We were told they would be ready by the end of this month. They will be mailed to you. Please check the owners list sent on April 21, 2023 for your correct mailing information. We do not want to waste postage. Owners not here today will also be mailed their new parking tags in the same mail out.

Winn Joiner will once again be available during the hurricane season to bring in patio furniture. His price this year is \$120.00. His information is on the website.

Turtle season is May 1-October 31 each year.

Please read your Friday Updates. They are designed to give you the latest information about SSBRC.

Zoom

This type of meeting was discussed. Many owners spoke of the problems with Zoom as they had experienced with their place of employment. It was decided this matter needed more thought.

Next Meeting is May 4, 2024.

Milton mover to adjourn. Meeting adjourned at 11:50 am.