

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

Thursday, February 19, 2026

Agenda/Minutes

1. Call to Order. The Meeting was called to order at 4:02pm CST, via Conference Call, by Vice-President, Chris Labat. Chris proceeded with the meeting, requesting Board members follow conference call etiquette by stating 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)

Absent: Bill

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

4. Property Manager's Report-Kerri

a) Annual Meeting – Initial letter to go out March 2, 2026.

c) Rails and effervescent

Weather caused a few of the balcony rails to leak a white substance on the walkways and building walls. Kerri and Jason were able to get most of it off. The rest will wear off. This is a problem that will recur due to the age of railings.

d) Boardwalk and Dome Engineering

The wood soffit on B3 and B4 needs to be fixed. The estimate is \$12,000.00. Cathy moves to proceed with the repair. Carol seconds. All in Favor. Motion passes.

Boardwalks – Dome Engineering (Jordan) will get specs and then Kerri will send out specs to the three companies that already put in a quote. The quotes would have to be adjusted to the specs. This will be a fall project. Tabled till next meeting,

The new fire pump is in for B3 and the domestic pump is also fixed.

E3 – The work is in progress. They are working in the shaft room now.

MD Thomas has fixed the wooden column in the villas & is working on the punch list from the balcony project.

The roof of B3 is done. It is hoped that the cause of the leak has been determined and is fixed.

Big pool – There are 6 small cracks in the big pool. The quote from Alabama Pool Works is \$15,000.00 and the cost to drain and fill pool is our responsibility. Cannot do now as the busy season is starting. We hope to do in September.

The new SpringHill Suites will shuttle guests to Romar Beach. Perdido Beach Services will accommodate the extra people. SSBRC will receive the additional commission from their rentals.

SSBRC sold 23 passes for Mardi Gras for a total of \$230.00.

10 new loungers have been purchased for the outdoor pools.

MD Thomas will redo our E4 floors for free as a test site for a new flooring. It is supposed to be easier to clean.

5. President's Report-Joe

March 5, 2026 is the court date for the suit brought against SSBRC by several owners for loss of electricity when MD Thomas was doing the balcony work. Joe and Milton will attend for the Association.

6. Treasury Report-Cathy

a) Update outstanding balcony assessment – 20 owners have not paid the Balcony Assessment and one has not paid dues. Total \$86,000.00. Cathy will send out the notice to cut off Secure Vision to these 20 owners. They will have 45 days from January 30, 2026 to pay or lose services. There is a \$75.00 fee to disconnect and a \$75.00 to reconnect the services.

7. Grounds and Maintenance-Milton – Kerri covered it all.

8. Security Report-Bill

March 1st we start summer hours. D will do Monday, Tuesday, and half day Wednesday. Daniel will do the rest. Bluewater Security added 6 scanners on the property for added security.

9. Condo Rental and Parking-Carol

Condo – 2 in February and 1 in March

Parking – January Bulk - 20 for \$1,000.00 and GS - 93 for \$4,632.40. Total = \$5,632.40. YTD = \$12,361.50.

Old Business

Additional Annual Meeting Items

Compilation vs Audit.

Analysis for rental unit.

New Business

Next Meeting - March 19, 2026

Adjourn – Milton moved to adjourn. Carol seconds. All in favor. Meeting ends at 5:14pm.