

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

**January 15, 2026**

**Minutes**

**1. Call to Order** The Meeting was called to order at 4:00 pm CST, via Conference Call, by President, Joe McCurnin. Joe 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: Kerri

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

4. Kerri Report - absent

5. President Report- Joe

a. Recap meeting with Attorney Lynn Perry about a pending court case from several owners suing SSBRC for damages caused by a power outage when balcony work was being done. ----The owners are claiming damages for loss of food and damage to electrical appliances. MD Thomas has also been mentioned in the claim. The Board and MD Thomas reject the claim. The court date is March 19, 2026. Joe and Milton will attend for SSBRC.

6. Treasury Report- Cathy

-Cathy contacted another accounting firm to see if our costs could be reduced. The other firm is only \$2,000.00 cheaper than CSB. The Board does not think the work to switch firms is worth the \$2,000.00. We will stay with CSB. Cathy will check with CSB to see how we can lower our costs with them.

- We paid MD Thomas \$1,582,655.80 MD Thomas in 2025 for the balcony/walkway work, (still have a bill for \$24,757.00 for 2026). The project went over the budget due to extra work needed as the balcony/walkway work proceeded. To pay the bills we had to open our LOC with Servis1st bank. Our current balance in the LOC

is \$630,000. We still have outstanding money from project assessment to the sum of \$285,178.64. We will probably have a balance of approx. \$350,000.00 on the LOC after all assessment money comes in. We put \$400,000.00 in the 2026 budget to pay off the LOC. We will use money from reserves to pay off LOC and replace money monthly to reserves to cover what we need to take out to pay off LOC. Our goal is no debt to the Association.

#### 7. Security Report- Bill

-All quiet

- Cathy is locking the clubhouse at night instead of guards. That way the guards can leave on time.

- B3 - a fire watch must be put in place due to the fire pump going out. The guards will be on 24/7 watch until it is fixed. The part is on order.

#### 8. Maintenance Report- Milton

-MD Thomas' estimate to fix the rotting column at B1 is \$12,600.00. It will take 3-5 days to fix. Milton moves to proceed with the work. Chris seconds. All in favor. Motion passes.

-Fire Pump – B3 went out. The cost to fix is \$32,740. It will take 5-7 days for parts to come in and 2 days to install. Guards must do fire watch over night. It happened yesterday. Part is ordered. Milton moved to proceed. Cathy seconds. All in favor. Motion passes. (email vote 1/16/2026)

- E3 –The work has been pushed back to Jan. 26. The elevator company could not leave another project.

- MD Thomas is doing the punch list on the balcony/walkway work.

- B3 roof has been patched again. Need rain to see if it is fixed.

#### 9. Adjacent Property report- Mark

- David Daniel, our attorney, contacted the new owner of the property in front of SSBRC regarding interest in selling the property to SSBRC. The offer forwarded by the new owner was rejected by the Board.

#### 10. Condo Rental/ Parking report- Carol

Condo – 1 January rental, 1 February rental.

Parking – Bulk - 00.00 GS – 122 sales for \$6095.59 . YTD - \$304,697.14.

11. Other New business(if any)

-2101 Condo sale – the Board is still gathering costs to convert it back to a two bedroom and cost to move Kerri and the small storage units.

12. Set next meeting date and Adjourn

February 19, 2026

Carol moved to adjourn. Milton seconds. All in favor. The meeting ends at 4:47pm.