

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

Thursday, December 11, 2025

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 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 Report
 - a. MD Thomas doing punch list stuff weather permitting.
 - b. EI 3 – Overhaul will start mid-January and end mid-March. The start of work is delayed due to the employee who processed orders, left the company and the work orders were not transferred to the new person in a timely manner.
 - c. Building 3 roof is still leaking. Kerri has been dealing with the roofers. They now think it may be a gutter problem.
 - d. Security – It is very quiet right now.
 - e. The grounds look good. Some clean up is being done on the back of B3 by MD Thomas.
 - f. We fell short of the \$10,000.00 to make our commission on the vending machines. The gross was \$10,814.00. The net was \$8746.00. So, there will be no commission since it is based on the net. We hope it will be better next year since they will be on property for twelve months. This year was not a full year.
 - g. Boardwalk quotes are coming from 3 companies.
 - h. Balconies were cleaned by MD Thomas, but the wind blew stuff around and settled on the clean balconies.

5. President's Report-Joe!

Nothing to report. Merry Christmas

6. Treasury Report-Cathy

Cathy is meeting with an accounting firm tomorrow to see if they may be a good fit for us. It is just an inquiry as Crow Shields and Bailey does a good job for us. We just need to find out about fees that other companies charge. It is just another way we may be able to save some funds.

7. Grounds and Maintenance-Milton

All is going well right now.

8. Security Report-Bill

No report. All is quiet at this time.

9. Condo Rental and Parking-Carol

Parking – Bulk 5 for \$250.00. GS 101 for \$4973.72. Total \$5223.72. No YTD as we do not have our November financials for CSB as the meeting was a week early.

Condo – Only one December booking at this time.

Discussion – The Board is looking into the feasibility of selling the Association Condo. The storage units in the alcove section would have to be relocated (maybe to the clubhouse where a partition wall would have to be erected. No cost yet.). A bathroom would have to be added to the alcove area for Kerri's office. We will need to determine the cost of the conversion of the condo space back to a two bedroom as well as the cost of adding a bathroom for Kerri in the alcove area, and moving all the internet/phone/camera lines to the alcove area.

A list of pros and cons will be presented at the Owner's Meeting in May 2026 as well as the estimated costs. The Board will have all the figures by then. If the unit is kept the Owner discount to use the condo may be reduced.

10. Re-landscaping Proposal along Perdido Beach Blvd-Mark.

a. Mark recommends SOS landscaping. Cost?

b. Cathy - We do not have the money to do it now. There are more important things to do on the grounds, not landscaping the highway. Mark – The front of property is phase 1 of the project. Chris – There is other stuff that is more

important than this right now. Carol – We need to prioritize projects that need to be done.

11. New Business-Insurance Assessment-Mark

CSB sent out in error the figures for the insurance assessment for 2024 instead of 2025. A correction from CSB will be sent in January 2026. Kerri had also put a correction in her Friday Update immediately after the wrong amount went out to the owners. Owners may pay toward the assessment that will be due in April 2026.

12. Property in front

The property in front of SSBRC was sold. The purchaser wants to erect townhomes there. We will not allow egress through our property as the purchaser asked after the sale went through. The project will also change our driveway entrance. Milton and Mark are in contact with the purchaser.

The next meeting is Jan. 15, 2026 at 4pm.

Carol moved to adjourn. Milton seconds. All in favor. The meeting adjourned at 5:01pm.