

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

November 20, 2025

Minutes

1. Call to Order The Meeting was called to order at 3:59 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)

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

4. Kerri Report

1. New Owner Decals – A temporary pass can be issued for girlfriend/boyfriend when they visit an owner. The pass must be obtained from Kerri.
2. Bama Breeze – all 9 systems ok at this time.
3. Robinson & VFP - all pre-work has been done for EL3. The shutdown for 3 months is tbd. The call button on floor 9 is not working. We will get this fixed during the overhaul of the elevator. One will have to walk to EL4 or 5 to use the elevator to exit the building.
4. Robinson Electric– Changed exit signs.
5. Fan motors – Robinson installed new exhaust fans in the indoor pool room.
6. Vent covers – The ac vent covers will be \$500-\$600 dollars each. Kerri will find out if that includes installation. The vent covers are the responsibility of the owners.
7. Front door painting – Kerri and Jason will compile the list of the doors that need painting or replacing in December. The painting of the doors will add to the look of the property. Owners will be given 6 months to paint and/or replace the front doors of their condos. After that, the doors will be painted and the bill sent to the condo owner.
8. Christmas decorations are up. Thank you Kerri!

9. The Fall cleanup is done except for one area where the staging is.

10. Balconies almost done, just a few more days. Their job is only 1 ½ days over schedule.

5. Treasury report, Cathy and Carol

a. As of 11/17/25 there is \$512,000.00 still outstanding on the Balcony Assessment. Money is due by 1/15/26. So far MD Thomas invoices have totaled \$1,345,367.80. The increase in billing is due to the spalling work that was uncovered when the grinding of the balconies began. We still have the final invoices to come. Our LOC is now at \$1M. CSB estimates that we will have at least a \$400,000.00 loan when all bills are paid. The interest on the first \$500,000.00 on the LOC was \$3,121.53/mth. We are now at \$1M. In the balcony assessment account we have about \$87,299.50.

6. Maintenance Report, Milton

7. Landscape update, Mark

1. We will discuss more at the December meeting.

8. Security Report, Bill.

9. Old Business-

a. HOA increase discussion and vote –

1. Many of our vendor prices have gone up. The existing budget will not support the increases. Carol moves to increase the HOA fees by 20%. The new fee will begin January 1, 2026. We will round down to the next dollar. Chirs seconds. All in favor. Motion passes.
2. Employee end of year incentive – no monetary incentive will be given to any employee.

10. Condo and Parking

a. Parking – October – Bulk55 certificates for \$2750.00. GS – 295 certificates for \$14,970.92. YTD - \$ 295,121.92. This is \$14,991.07 less than the same time last year.

b. Condo – 1 November rental and 1 December rental.

c. Discussion was begun about maybe selling the Association condo. To do this we would have to return it to the two-bedroom unit it originally was. We would have to find a space for the property manager's office. To fix it up would cost some money.

We need to get quotes on the work that is necessary. We will get the information and discuss it at the owner's meeting in May 2026.

11. New Business

1. Small claims notice – Four owners have filed a lawsuit against the Association for the loss of electricity when MD Thomas was working on the balconies. MD Thomas was also served a notice. The Board responded to all correspondence from these owners that the Board/Association is not responsible for the loss of electricity. The Board unanimously moved to deny the accusations and defend the claim. (Milton moved. Cathy seconds. All in favor.)

12. Raise for Kerri. Cathy moved to increase Kerri's salary by 5% beginning January 1, 2026. Chris seconds. All in favor. Motion passes

13. Audit/Compilation – We need more information to determine what is best for the Association.

15. Redo of tennis courts – A future project.

16. Indoor pool glass/courtyard area next to clubhouse - discussion was started and will continue on ways to improve these areas.

17. Schedule December meeting: December 11, 2025

Milton moved to adjourn. Carol seconds. All in favor. The meeting adjourned at 5:05pm.