

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

Thursday, April 16, 2026

Agenda/Minutes

1. Call to Order. The Meeting was called to order at 4:00pm 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)

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

4. Kerri Report-Property Updates
 - a. All assessments are now paid except for a few late fees.
 - b. VHC will sponsor the Meet and Greet this year.
 - c. The new vending machine is in place. This is the one that sells sundries.
 - d. The 10 new pool chairs are on the truck for delivery.
 - e. E3 – will be done by the end of the month.
 - f. Office quote – will not come in until next week.
 - g. Tennis courts – The repair will take place two weeks in June.
 - h. We have a quorum for the Annual Meeting.
 - i. 4 people are running for Director positions.
 - j. B5 railing for floor 8 is built and ready for powder coating. Delivery and installation unknown, but should be soon.
 - k. The new flood policies will be posted on our website.

l. MD Thomas - new spalling fixed, shored wooden beams on B1& B2, Gutter seam fixed. Punch list from balconies still needs to be done. Wood soffit looks good.

m. E4 will get a new floor next week compliments of MD Thomas.

n. Beach chairs – \$2220.00 was our commission for March 2026.

o. Lending guidelines changing. Reserves need to be 10-15% of the budget. We have that.

p. Incident with parking – one guest tried to use a last year pass for parking. It was caught and the guest bought a current pass.

q. Landmark Dividends – wants to buy out our cell tower contract. We will look into it. It may not be a benefit in the future. We would be giving up \$13,000.00/year commission.

5. President's Report-Joe

6. Treasury Report-Cathy

All assessments have been paid. There are a few outstanding late fees.

7. Grounds and Maintenance-Milton

Adjacent property – we ordered a survey. Not in yet.

8. Security Report-Bill

All going well. New contract starting June 1, 2026. It will include time and a half for overtime on 7 holidays.

9. Condo Rental and Parking-Carol

Condo – 2 April rentals and 1 May rental

Parking for March 2026 – Bulk 175 for \$8750. GS 533 for \$27,211.37. Total \$35961.37

YTD \$50,630.28. This is a \$10,617.44 increase over the same time last year.

Old Business

New Business

Schedule Next Meeting

Friday, May 1 at 4pm at Chris' condo

Adjourn

Milton moved , Cathy seconds. All in favor. The meeting adjourned at 4:41pm.