

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

**Monday, June 9, 2025**

**Minutes**

**1. Call to Order** The Meeting was called to order at 4:01 pm CST, via Conference Call, by President, Joe McCurnin. Joe proceeded with the meeting, requesting Board members follow conference call etiquette by stating names 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. Special Meeting to vote on the schedule of balcony and walkway repairs as presented by MD Thomas.

Comments:

Mark – Thanks for using the A1A contract for this project.

Points of Interest of Contract – 1. The contract states that the finish date is January 30, 2026. That is far longer than the date presented in meetings with MD Thomas which was before Thanksgiving. Milton said it was in case the weather delayed the progress of the work. 2. There is a 5% holdback on the first 50% of the project. Milton said that is normal for business on the Coast. 3. The architect title will be replaced with contractor for this project.

Cathy suggested we reverse the order of the scope of work so that the balconies would be done first and then the walkways. This would be so that the floors in the buildings would be closed to traffic when there is less renters. The balcony work will not prevent renting the condo but would restrict the use of the balconies.

Milton, Kerri, and Bill said that in the meetings to discuss the work, the schedule was so that they could beat the rainy season and the walkways would be done. Balcony delays could be handled as they do not prevent renters when the work is being done. Renter restriction is that they cannot use the balconies during work.

Comments/Discussion:

Milton – proceed as presented

Chris – What is best for the project? Would the cost go up if we switched the schedule? What is best for rentals?

Carol – The work on the walkways shuts us down for 10 work days. If the walkways are pushed to the end we could disrupt the snowbirds as weather may delay the work. We cannot walk on the walkways when the work is being done.

Bill – MD Thomas came up with this schedule to get it done ASAP.

Mark – Give MD Thomas the latitude to schedule and coordinate and get it done.

4. Vote- To proceed with the schedule as presented by MD Thomas.

6 yes and Cathy voted no.

We will proceed with the schedule as presented by MD Thomas.

Chris moved to adjourn. Mark seconds. All in favor. Meeting adjourns at 4:31 pm.

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

**Thursday, June 26, 2025**

**Agenda/Minutes**

**1. Call to Order** The Meeting was called to order at 3.59pm CST, via Conference Call, by Vice-President, Chris Labat. Chris proceeded with the meeting, requesting Board members follow conference call etiquette by stating names 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 – First June 2025 Meeting Minutes were approved by email and posted to the website.

4. President's Report-Joe

5. Kerri's Report

Color Stain – must decide on color for the top side of decking.

Oracle – Up to date on certificates for Elevators.

Pool - Phones all working at the pools.

Work on Drain by B3 came out lower than the quote.

MD Thomas – has fixed all the cracks caused by spalling work except for one condo. The last one is more extensive and needs further study as to how to fix it.

Bill's Window – The wrong glass was ordered. New one is coming in July.

Indoor pool pump has issues.

Condo on the 9th floor of B3 still has water leaking into the unit from the ceiling. This has been an ongoing problem that defies detection of where the water is coming from. MD Thomas will use the drone again to see if they can detect the source of the water leaking into the unit.

Security - On 5/19 a car was stolen from the parking lot. The keys had been left in the car. It was found, There were 2 evictions.

Power problem in B3 – It is from water intrusion. Jason and Robinson Electric are working on it.

We bought waterproof Exit signs to replace the signs damaged by the water intrusion.

4 units have sold, and 3 are pending in July.

Grinder pump has been cleaned out.

Vending - \$3,059 was collected at the end of April. This is not money earned by SSBRC. We have to reach \$10,000.00 to earn our 10% commission.

Beach Service commission – We have received \$5400.00 from the chair rentals at the beach.

Quotes for drain work need to be reviewed.

Color stain for wood – Match concrete to walkways? After discussion it was decided to match the color of the decks to the color of our walkways.

MD Thomas wants to start July 7 on the spalling cracks discovered in the walkways of B3, B4, & B5. They said it would help keep them on schedule for the work to start in August. There was discussion

centering on disturbing our summer guests. Milton moved to proceed with the work beginning July 7. Joe seconds. 5 in favor, 2 against (Carol & Cathy). Motion passes. Work will begin July 7.

6. Treasury Report-Cathy/Carol

20 owners owe over \$1,000 from the 2025 Insurance Assessment. Total owed is \$105,000.00. We will send a letter to owners that the Secure Vision services will be turned off if assessment funds are not paid by July 30, 2025.

7. Security-Bill

We have had loud noise reports, throwing balls in the pool, and marijuana smelled.

8. Grounds and Maintenance-Milton

The lawn is looking good. All sprinklers are working again.

9. Condo and Parking-Carol

Parking (May) – Bulk 171 for \$8550.00 & GS 712 for \$34,721.69. Total - \$43,271.69

YTD - \$107,964.71

Condo – June – 5 rentals, July – 2 rentals

Joe leaves at 4:40pm.

Old Business

Landscaping Project - Mark

University – Seems to be a no go. Cannot get calls back from them.

Landscape groups in the area will give free estimates. Mark will ask for a RFP from the entities. He will let them know these are spaces and this is our budget. What can you do?

New Business

With the work now starting on July 7 we will not have any money from the assessment for the balcony spalling work. We will need funds to cover the invoices. We can use money from Contingency & Reserves to cover costs and repay when assessment money comes in. Cathy motions to use \$150,000 from contingency money to start the project early if we need it. We would repay contingency and reserves when assessment money comes in. Milton seconds. All in favor. Motion passes.

When work starts on the balconies the furniture on the balconies must be removed. Owners must bring it into their units or store it offsite at their own cost. A letter about furniture and rugs allowed on balconies and door entrances will be sent to owners in the near future.

Schedule Next Meeting – July 17, 2025 at 3:00pm.

Adjourn: Bill moves to adjourn. Milton seconds. All in favor. Meeting adjourned at 5:12pm.