

Seaside Beach & Racquet Club Condominium Association, Inc.

Annual Meeting of the Membership

Saturday, May 2, 2026 – 9am

Minutes

I. Call to Order – The meeting was called to order by Joe McCurnin.

II. Opening Prayer & Pledge of Allegiance

III. Roll Call – The sign-in sheets served as roll call.

IV. Certification of Proxies – by Chris Labat

V. Proof of Notice or Waiver of Notice – by Chris Labat

VI. Reading/Disposal of 2025 Annual Meeting Minutes – by Chris Labat

VII. Reports – Invited Speakers

A. Insurance – Bruce White

Our insurance has gone down due to no recent major storms. The market is strong right now. There are many agencies now willing to write policies. The competition is there for better pricing. He also stated that insurance could keep going down if there are no major storms.

He also recommended that the owners should get HO6 policies to cover their condo interior and personal items, furniture and upgrades. The Association insurance does not cover those things.

B. Audit – Greunloh & Associates – Mrs. Collena

Collena provided the owners with a copy of the audit findings. She went over some of the more important items. She recommended we do a formal reserve study.

C. Blue Water Security – Bubba Ward

Bubba explained the new procedure for the guards to document their walk-arounds of the property during their shifts. He said it was done by using their cell phones.

D. Property Manager – Kerri Thompson

Kerri asked the owners to be respectful when speaking with her and emailing her. There have been some incidents where the owners were very rude to her. She does the best she can and follows the Board decisions.

E. MD Thomas – were unable to attend

VIII. Election

A. Presentation of the Candidates – Chris presented the four candidates.

Three candidates spoke. One candidate submitted their resume.

B. Voting Instructions – Ballots were handed out, Kerri tabulated the results.

IX. Reports of Officers and Directors and Committees

A. Security: Director, Bill Tucker

Bill asked that we not give our beach gate codes to non-guests of the complex. He also stated not to let people through the gates. They may not be guests at Seaside.

We have two guards – Daniel and D. They like it here at Seaside and are doing a great job.

Bobby Wadkins asked that we investigate wrist bands again. He sees non-guests using our facilities from his condo on the end of B3 by the small pool. We need to check costs, and a way to monitor it.

B. Adjacent Property: Directors, Mark Stipe & Milton Pate

Mark explained the sale of the building in front of our property last June for 1.2M. The purchaser wants to build 4 townhouse units, each with a pool. He asked for egress through our property which we refused. Tradewinds also refused the egress through their property. There are water pipes that supply our water running under the east of the property. The purchaser wants us to move them. We and the water dept. say no. The pipes have been there since Seaside was built in 1984. The Board thinks we should buy the property. Mark asked for a show of hands as to if the owners present thought we should purchase the property. The majority of the owners raised their hands.

C. Maintenance: Milton Pate

Milton went over some of the projects that we completed in the last year. It was an extensive list. He also mentioned two projects that will be scheduled later in the year. The first is the repair of cracks in the big pool. This will be scheduled for the fall after our summer season. The second will be replacement of indoor pool windows. This will be done one at a time according to our budget.

D. Landscape: Milton

Redesign may happen in the fall, again budget permitting.

E. Financial Report: Treasurer, Cathy Nolan

Cathy was not present. She was on the Zoom link. She supplied a Treasury Report included in the packet for the Annual Meeting. She was on the phone with Carol during this time and could answer questions from the owners through Carol.

F. President's Report: President Joe McCurnin

Joe asked for the owners to be respectful to Kerri. She reports what is happening, she is not the cause of it. Do not take things out on her.

G. Secretary: Carol Mancuso

Carol stated she does more than minutes of Board meetings and the Annual Meeting. She helps Cathy with Treasury things, works with Kerri on letters and announcements to owners, manages 2101 rentals, and oversees parking certificates.

X. Unfinished Business

XI. New Business

Compilation – Mark explained the difference between Compilation and Audit. Compilation is cheaper and not as in depth as an audit. After discussion and questions it was tabled. The Board will send a letter to the owners further explaining the difference.

Office/Condo – Milton and Mark

It was explained that to sell the unit would not be cost appropriate to the price of returning it to a 2 bedroom unit and relocating Kerri to the small space next to the unit (now used to the storage cabinets).

It was also stated that we would be turning the management over to a rental property to expose the unit to more venues. Our income on the property should increase. The owner discount would no longer be offered. Many owners wanted to keep the discount.

XII. Adjournment

Prior to adjournment Kerri announced the results of the election. Joe and Carol were re-elected. The meeting was adjourned at 11:23am.