

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

Tuesday, May 17, 2022

Agenda/Minutes

1. Call to Order - he Meeting was called to order at 3:58 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), Ann Sanders Morris, Director. Others: Property Manager, Jennifer Cain

Absent: Ann Sanders Morris, Jennifer Cane

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

4. Property Manager Report

Carol asked who had fixed the pool lights within the year. She thought when fixed they were supposed to be turtle friendly.

5. Report on attorney

Joe stated that the settlement offer from the insurance company may be coming soon. We would need at least \$8M plus 15% fee to attorney to cover expenses.

6. Treasurer Report – Cathy stated that our Board Attorney is working on one more late payment we are owed. The owner that owed \$15,000.00 has settled the debt and is paid up in full.

The new appraisal on the complex has been completed. The appraisal was required by our insurance company. The appraisal increased the value of the complex. Our insurance premium may go up because of the new appraisal.

7. Security Report – Bill stated that our Security Guard Kassie is a real asset to Seaside. She has a good working relationship with Jennifer.

We are having a major problem with rental companies issuing fake parking certificates to renters. They create a certificate, charge the renter, and when the renter arrives at Seaside, we do not honor it. The rental companies never send us the money for the fake certificates. Jennifer contacts the rental companies in question and does issue fines to them for the illegal certificate.

Global Security is having attrition problems. Their hours may have to be shortened so that they leave at 10pm. They will close the pools before they leave. Bill will call Global Security and verify the request.

8. Report on Condo rental – Carol will be handling the rental of Unit 2101 for the Association. It is listed on VRBO. The ID number on VRBO is 2778893. On VRBO it is listed for \$225.00/night. It will be offered to Seaside owners for their friends and family at \$175.00/night. Summer rentals are for one week – Saturday to Saturday, no exceptions. A letter will be going out to the owners and information will be posted on the Seaside website

9. Maintenance and Grounds Report – Milton has a list of maintenance wither completed or in progress: The door to Elevator 4 has been secured, bids have been requested for the other elevator doors, the pressure washing bid is on hold, more information is needed on the pump at Building 3, spalding bids are being sought, researching fixtures for boardwalk turtle lights, boardwalk gates are delayed due to the contractor.

Owners need to replace the bulbs in their balconies to turtle friendly lights. They are in the office at no cost to the owner. Enforcement of the guidelines will soon begin. If owners do not replace the balcony lights with turtle friendly lights they should disconnect the lights. Jennifer will be sending out an email about this.

Carol will research grants for help in funding for the turtle accomadations.

10. New Business

a. Outdoor smoking areas – There will be two areas. 1. By the shuffleboard courts and 2. By the deck under the trees by the indoor pool. Jennifer will be sending an email to owners.

b. Owner of 5117 and the Association are addressing the concerns he stated at the Annual Meeting.

c. Milton is looking for letters to create a Seaside sign on the wall visible from the street if you are entering the property from the west. The letters must match what we have and be the same color.

Meeting was Adjourned at 5:13pm

Next Meeting would tentatively be June 16.

Carol Mancuso
Board Secretary

Additional

May 4, 2022

Email Motion and Vote

Catherine Nolan, makes a motion to accept the bid for \$16,800.00 from Oracle to repair Elevator 3 rusted pit channels.

Milton seconds. All in favor. Motion carries.