

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

July 17, 2025

Minutes

1. Call to Order The Meeting was called to order at 3:04 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 wi

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

We received our first official boot money. We get \$100/boot.

In June 727 cups of ice cream were purchased from the ice cream vending machine.

That is \$360.00 for SSBRC.

In 2026 our commission from Perdido Beach Beach Chairs will have a higher commission.

The bats have been eliminated from B3.

The two air conditioners for the elevator power rooms have been installed.

New lights were installed in the steam room.

A beach gate lock was fixed.

The chlorinated lid for the big pool was fixed.

The new drain by B3 is working well. One drain needs to be rerouted to an existing drain. The cost will be \$3500.00.

Some decks of the Villas will be started on as MD Thomas can fit them in as they work on the balconies.

Kerri started mailing out the letters to the delinquent accounts pertaining to insurance. Next will be those late on HOA fees.

Umbrellas are not allowed by the pools. The holes in the tables at the pools will be covered over so the holes are covered permanently.

Storage containers are not allowed on the balconies.

There are still spots on the B3 roof that are leaking. There are also suspicious spots on the B4 roof. MD Thomas flew a drone again for B3 and noticed the spots on B4. Kerri has called the roofing company. They have not called her back yet.

5. Treasury Report- Cathy

Our Line of credit has been renewed. We will draw on it as needed for the balcony repair.

Cathy moved that owners \$1000.00 or 2 months behind on dues, assessments, late fees, or interest fees would have their Secure Vision Services turned off. There would be a \$75.00 fee to turn the services off and a \$75.00 fee to have them turned back on. Milton seconds. All in favor. Motion passes.

6. Entrance Report- Mark and Milton

The property in front of SSBRC was sold. The purchaser is claiming that the property goes into our driveway by 3 feet. We are contesting this claim by Adverse Possession as we have maintained that property (grass and driveway) for over 30 years. It will be a long process. We may have to get an attorney. Milton has gone to one meeting on this claim. We may ask for the city's revision on the property.

Bill Kenny is the new owner of the property. Mark Topeka is the easement person who may be able to help us.

A survey will be needed for easement of possession.

7. Maintenance Report – Milton

All is going well.

8. Landscape update- Mark

none

9. Security Report- Bill

One major incident - Guard saw guests in B3 around 2 am urinating off 7th floor. They were given a warning and proceeded to continue. The police were called. They were evicted for it.

10. Condo Rental and parking- Carol

Bulk – 250 passes for \$12,500. GS. 381 passes for \$21,150. Total - \$33,650.

YTD - \$166,054.79

Condo – July – 4 bookings. August – 2 bookings. Sept. 1 booking

11. Schedule August Meeting - August 21, 2025 at 4pm.

12. Adjourn . Carol moved. Bill seconds. All in favor. The meeting adjourned.