

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

Thursday, August 21, 2025

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

4. Kerri's Report

1. 1 car was booted in August.
2. \$197,000 has been paid by owners on the Balcony Assessment so far.
3. Oracle dropped ball and did not order parts for EI 4 & 3. We may still stay on schedule.
4. Wooden decks – all painted and sealed, except B1 second floor.
5. Owner list on website? After discussion the Board decided not to put the owners list on the SSBRC website as it contains information that we do not disclose. If the site was hacked names and addresses and phone numbers of owners could be stolen.
6. MD Thomas is boarding the inside of the elevators to protect the walls.
7. The grinding is progressing well on B3. MD Thomas must look for spalling cracks in walkways. The cost is \$7/linear foot. This is not in the contract. They will not charge for every one of the cracks as we are good clients.
8. Do we want to put a 2nd handicap parking spot at B5? Yes.

9. The West gate is having issues, it will cost \$200 to fix.

10. Grill by smoking deck – We will replace the rusted grate. We will call Bobby Wadkins to see if he can do it.

11. The gutter by 3904 has been caulked by MD Thomas. We need to wait and see if this fixes the leak problem.

12. Static stickers for owners pass? Price? Kerri will research for price.

13. Vent covers - \$15 on Amazon. Do we buy and sell to owners? We will start with 50.

5. President Report -Joe

6. Treasury Report-Cathy

Will not take from LOC until we need to. So far some owners are sending in their assessment money and we are covering the MD Thomas invoices.

7. Maintenance and Landscaping-Milton

Adverse possession of the three feet of property to the left of our driveway. 1. Property tax filings –says it belongs to other owner. (but we have maintained it for 30 years.) 2. Quick claim deed was given in 2010 by D. Hitchcock, our Board President then. This is not in our favor. Taking care of it is good, but not a slam dunk. We have had no report back. *Issue – The water runoff from the property to our place needs to be addressed.

Many Condo Front Doors need painting. We will ask the owners to have done by March 1, 2026. We are doing so much to improve the property, our front doors should be welcoming. Milton will talk to Kerri about getting a list together.

8. Security Report-Bill

-It has been nice and quiet. Our new guard is “D.” He is doing well. We change hours in October.

9. Rental and Parking-Carol

Parking – July. Bulk -356 for \$17,800.00. GS – 862 for \$45,647.23. Total \$63,447.23

YTD - \$227,875.71. Last year for this period - \$225,853.89

Condo – 2 July, 1 August, 0 September

New Business - none

Old Business-Mark report on RFP for Landscaping Project

4 or 5 landscapers in area to send it to. Sending only to companies that offer free estimates. Timeline – will be out by Labor Day.

Dues – We may need to raise for inflation? September meeting to discuss.

Schedule next meeting and motion to adjourn

September 18, 2025

Carol moves to adjourn. Chris seconds. Meeting adjourned at 5:01pm.