

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

September 18, 2025

Minutes

1. Call to Order The Meeting was called to order at 3:57 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), 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

- A. Flo Innovations completed the work on the water pump system for B4.
- B. The leak on the ninth floor of B3 that was leaking on the ceiling of one unit seems to be fixed. The problem seemed to be with the gutter.
- C. MD Thomas – They will be caulking all the joints on B3, B4, and B5.
- D. Roof 3 – Roof contractor finally came out. They said the fault is with Everdeen. It will get fixed. Roof 5 – nothing done yet.
- E. West gate – It went down again. All electricity is now tied into one side. The break in the line could not be found.
- F. Wire mesh windows are only needed by stairwells of floors 17, 12, 6, 5, 1. They are fire protection windows that keep the glass from blowing out and harming the firefighters.
- G. Building updates – MD Thomas is on schedule and could get ahead of grinding for a day or two on B4. B5 has a lot of spalling work that needs to be done on the walkways,
- H. Static Stickers – They will have unit number on it just like the card ones we have now. Cost for 1540 is \$540.00 plus shipping and fees. Cathy moves to go forward with the static stickers. The same rules apply for loss of sticker or giving to an unauthorized user. The sticker is to be placed on the driver's side of the windshield. Carol seconds. All in favor. Motion passes.

I. We will have only two guards this winter season. They are Daniel and D.

5. Treasury Report- Cathy

We have \$112,00.00 in our balcony assessment account & \$300,000.00 in our operating account. The two units that were behind in assessment fees and HOA Fees have been paid. It took a letter from our attorney to encourage the owners to catch up. Late fees and interest applies to their amount owned.

6. Security Report -Bill

There are 12 days till Oct. 1 and our winter schedule begins. The hours are 8am to 8pm.

7. Maintenance Report- Milton

There was a complaint from Tradewinds about the dust from our work. Their owners are complaining. We can do nothing about the dust. It is part of the work.

MD Thomas is on schedule with the balcony and walkway work.

8. Landscape Report- Mark

a. Landscape RFP

Two changes – The scope of work on phase one, 3rd bullet – changed to redesign to one sign. 2. Budgeting will be \$100,000 for phase one.

b. New Neighbor in front of our property – letter from his attorney – We can keep sign if we give him access for his owners and guests to access beach through our property. We have said “NO” to that. Tradewinds also told them no. Access easement for us is a strong case but not adverse possession due to quit claim given in 2010 by that current SSBRC Board President. Issues that must be addressed are 1. Written easement for access to our property, 2. Drainage from their property to ours must be diverted. We will maintain the property until all is settled.

9. Condo Rental and parking- Carol

Parking – August – Bulk – 50 certificates for \$2500. GS – 477 certificates for \$24,724.40. YTD - \$256,771.48. Same time last year \$259,479.00.

Condo – 1 September Rental, 3 October Rentals.

Note: Funds to cover the refinishing of the Villa wooden decks were taken from the condo account in the amount of \$51,321.60. Also \$538.34 was taken to cover the cost of the new patio furniture to comply with the specifications of the warranty instructions for the new walkway/patio coatings.

10. New Business

11. Old Business

Schedule next meeting and adjourn.

Oct. 16, 2025

Milton moved to adjourn, Chris seconds. All in favor. Meeting adjourned at 5:10pm.