



SSCA Board Meeting Minutes – Oct. 2, 2024

Approved: Oct. 28, 2024

Meeting was called to order by president Cheryl Hill at 1:09 pm.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Larry Thompson (LT) and Dennis Palmer (DP) present. Board member Michael Alperovich (MA) joined the meeting in progress. Property Manager Maria Mitchell (MM) was also in attendance.

MM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minuted from July 19, 2024 was made by DP, seconded by LT, all agreed.

NEW BUSINESS

Rules and Regulations (R&R) – reviewed a list of R&R for Sea Shell primarily for rental guests. Added a three night minimum stay and clarified that the \$20 parking fee for the second vehicle was for the duration of the rental. Also noted that parking is only permitted on the south side of the building when necessary. KB to post these R&R on the website ASAP. Motion to approve was made by KB, seconded by DP, all agreed.

Storm Drain – drains on both the north and south side of the building filled up with sand from the storm surge. MM to schedule HydroVAc truck to clean out both drains. Expense to be included as part of the storm clean-up. It looks like insurance will only cover around 10% of the clean-up expenses. An assessment will be necessary.

Lighting – lost all of our pathway low-voltage fixtures and one transformer from the storm surge. Lights on the rear fence were destroyed. Three hallway lights lost their covers. Maintenance to replace with the spares we have in stock.

Bookkeeping – all invoices have been entered through September. MM should be able to run financial reports so we can see where we stand for the year. This has to be done on a more timely basis.

Reserve Calculation – need to decide whether to use a straightline or pooled method for our reserve schedule. The pooled method gives us more flexibility. Motion to use the pooled method was made by LT, seconded by DP, all agreed.

Credit Card Application – need to update credit card details with Candence Bank annually. SSCA will have three card holders on its account - Maria, Deb and Jim. A motion was made by Cheryl Hill to approve applying for a credit card at Candence Bank. The authorized officer to sign the application is Cheryl Hill, President; and Property Manager Maria Mitchell. Designated cardholders

are Maria Mitchell with a \$15,000 limit, Deb Klasing with a \$5,000 limit and Jim Bennett with a \$10,000 limit for a total credit limit of \$30,000. The motion was seconded by Dennis Palmer. All were in favor. Motion passed.

Security – committee consisting of Amy Booher, Susan Clark and Cheryl Hill recommended strengthening our security during spring break. Possibly change security firm to Code Blue who are ex-military and also carry guns. More expensive than existing firm (\$35/hr versus \$13/hr) Much discussion on whether we really need that level of security for Sea Shell. Topic tabled until next meeting to give everyone time to consider.

Hurricane Update – much progress in the first two days of clean-up. Tentatively looking at Monday October 12th to have Sea Shell open for business. Riccardo Bumbacca's (owner of #209) firm has been hired for the clean-up. He will be overseeing this project, staying in his unit until the job is finished. He has "skin" in the game.

Budget Draft – MM reviewed the first draft of the budget for 2024-2025. Still some updating to do for the actual expenses for 2024. Budget reviewed line by line with a number of changes made. MM will incorporate these changes and rerun the financials to review and approve at our Monday meeting. We also need to formalize our reserve spending (Wednesday meeting) so we can calculate the total HOA fee for 2024-2025.

Motion to adjourn the meeting was made by DP, seconded by LT, all agreed. Meeting adjourned at 3:14 pm.

Respectfully Submitted,

Dennis Palmer – Secretary of the Board for SSSA