



SSCA Board Meeting Minutes – Nov. 25, 2024

Approved on Jan. 24, 2025

Meeting was called to order by president Cheryl Hill at 10:05 a.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Larry Thompson (LT), Skip Clark (SC) and Dennis Palmer (DP) present. Property Manager Maria Mitchell (MM) was also in attendance.

MM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from October 28, 2024 was made by LT, seconded by DP, all agreed.

NEW BUSINESS

Wind Inspection Pilot Program - a state funded program to help condos identify and pay for projects to minimize the impact of wind driven storms. An engineer would be sent out to inspect our property and make recommendations to improve our ability to reduce damages from windstorms. Unfortunately, all of the funds have already been committed to other condos. However, if some condos do not meet the state qualifications, we still might be able to apply. CH made a motion to participate in this program if funds become available, KB seconded, all board members agreed.

Reserve Study - Ryan from Cairns Engineering presented a new study of projected reserve expenditures by year. It appears as though he has reduced the 2025 contribution requirement by around \$4,000 by delaying certain projects. However, there still seems to be many questions regarding his projections. LT questioned why the Capital Reserve Study amounts (CRS) are not the same from one section of the report to another. Also, not sure how these amounts figure into future assessments and/or increases in HOA fees. CH will set up another meeting with Ryan so we can answer these questions and be in a better position to establish an assessment for 2025 and/or 2026. We believe our reserve contributions for 2025 can be delayed until the end of 2026 since the reserve study was not completed prior to our 2025 budget being approved. CH to follow up on this with our legal contact.

Hurricane Damage - CH has added up all of the invoices for hurricane damage not covered by insurance, and it comes out to be approximately \$5,000 per unit. This is assuming everything submitted to insurance will be paid by them. If not, the \$5,000 figure may increase. For now, we are going with the \$5,000 amount. LT made a motion to pay this assessment in two equal payments, one due on February 1, 2025 and the other due on March 1, 2025. DP seconded this motion, and all board members agreed. MM to contact all owners to provide 14 days notice of a meeting to formalize this assessment as well as increasing our HOA fee to \$1,250 per month retroactive to October 1, 2024.

Electrical Issues - LT discussed the need to change out the circuit breakers that were underwater as a result of the hurricane. His employee is staying at Sea Shell and will do this work at a substantial savings. Once again, thanks LT. Also, new turtle lights are scheduled to be delivered on December 9th to replace the ones destroyed by the storm. CH contacted the conservatory and there is a chance that they may cover a portion of this loss. Fingers crossed.

Motion to adjourn this meeting was made by DP, seconded by SC, all agreed. Meeting adjourned at 11:09 a.

Respectfully Submitted,
Dennis Palmer - Secretary of the Board for SSCA.