

**Sea Shell Condominium Association
Board Meeting Minutes
January 22nd 2021**

Meeting Called to Order At 10:06 am

Confirm that a Quorum is Present

Online Meeting - Larry Leyser, Larry Thompson, Michael Alperovich, Cheryl Hill, Rick Briggs

Confirmation that Proper Notice of Meeting was Given

Yes

Postpone the approval of the December minutes until next meeting. Michael and Maria will coordinate to present them

Rick seconds it,

All in favor

Nobody is opposed

Business

a) Tiki Hut update

- We have final approval for zoning. Next step to apply for FTEP. Half of the permit process is over with.

b) Landscaping update

- Will discuss with Trevor and other irrigation companies next week to see what we can do with planting
- Elizabeth Landscaping came up with last final plan and it was submitted it to Trevor landscaping so he could write an estimate

c) door locks

- We got quotes from LENOX and ONE CENTRAL.
- Association will be responsible for the locks and maintaining the batteries for all units (Battery should be replaced twice a year)
- LENOX-Cost per lock is \$335 and includes the hub and there is \$12 monthly fee for the program
- The RNS will have cellular service and they will be responsible for the \$12 fee a month. It will not be any cost to the owner that participates SSVR. Money will come from the commission they make out of the rental. The rest of the owners could use either WIFI service o

- Maria will find out the price of the device that attaches to the back of the lock (she believes is \$146)
 - Maria will get back to the vendor and get an estimate for 51 locks (estimate previously given reflects 5% discount)
 - Before next meeting we will have all information put together in writing so we can vote and make a final decision about locks
- c) Water heater
- There are 10 to 11 units that need water heater replaced.
 - Larry made a motion that all owners must replace their water heater every 8 years, unless it has noticeable areas that need to be replaced sooner. Owners have 30 days to replace it once water heater is 8yrs old- Rick seconds it -All in favor
 - Quote to replace water heater is \$1,000 (Group rate). Maria will get quotes from other vendors
- d) Window replacement update
- There are 25 units that need windows replacement. Maria will provide a list with owners so we can notify them we will be entering to their units
- e) Accounting service
- An accountant to be hired
 - We will apply for a second PPP loan
 - Waiting for a response from bank about PPP loan forgiveness (Maria to follow up)
- f) Meetings
- Rick made a motion for rest of the year we will be doing bi-monthly meetings. Larry Thompson seconds it. Cheryl and Michael opposed. Bi-monthly meetings to be done and will back to monthly meetings if needed.
 - More Email communication and have more information before meeting.
- g) Larry made a motion SSVR rates for 2022 remains the same as 2021. Cheryl seconds it. All in favor
- h) Walkway flooring is deteriorating (out of warranty) Quote to be recoated is \$76,000. Michael will do more research and decide what are we going to do.
- On reserve for the end of this fiscal year we have on hand \$38,000.
- i) Elevator update
- Maria will contact the company to confirm when they will start working on elevators
- j) Building lighting

- Larry Thompson started doing some preliminary research and found out it we will be approximately from \$25,000 to \$40,000 in light fixtures *this could last up to 50 years

Larry Leyser made a motion to end this meeting at 12:10pm. Michael seconds it .All in favor