



Managed by:

**Sea Shell Condominium Association, Inc.**

6500 Midnight Pass Road, Sarasota FL 34242

**Board Meeting Minutes**

Thursday, October 5th, 2021

At 8:30 AM

**I. Call to Order by President**

Vice President Larry Thompson called the meeting to order at 8:35 AM

**II. Confirm that a Quorum is Present**

- Rick Briggs, Michael Alperovich, Cheryl Hill, Dannis Palmer, Lerry Thompson
- In addition to the board members Maria Mitchel and others
- It was determined that a quorum was present for the conducting of business.

**III. Confirmation of Proper Notice of Meeting**

Maria confirmed that proper notice of the meeting was given according to the Florida Statute and By-Laws of the Sea Shell Condominium Association, Inc.

**IV. New Business**

- Dennis Palmer is a new SSCA and SSVR board member
- Larry Thompson proposed to replace a fire safety system

**V. Budgets**

- Maria shared proposed 2022 budget documents – draft 1 on October 3<sup>rd</sup> 2021
- Rick Briggs made a motion not to increase the HOA maintenance. Dannis Palmer second the motion. The motion passed unanimously.
- Maria presented that the income from maintenance is \$324,864 and additional income from parking passes, laundries and other. \$72,000 goes to reserves
- Maria explained that some of the proposed reserves could be adjusted except the roof, pavers and painting. These have to be funded at 100%
- \$15,000 miscellaneous funds will be allocated for the Tiki related projects (electric, etc)
- Maria will adjust the budgets per Board recommendations
- Income from Unit 106 income is not consistent and cannot be predicted:
  - 2017 – 2018 \$36,000
  - 2018 – 2019 \$25,000
  - 2019 – 2020 \$19,000
  - 2020 – 2021 \$37,000
- Complete renovation of the Unit 106 is postponed. Kitchen will be fixed/replaced asap
- Discussion on Internet/TV service fees increase. An option of removing HBO and other premium channels that would significantly decrease the cost. The decision was to keep it as of now. However, get an opinion from the owners.

**VI. Old Business**

- None

**VII. Open Floor**

- Owners questioned a significant increase in Tiki construction cost. The Board to present the break down of the cost increases
- What was the net of the insurance refund money and how was it spent?
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**VIII. Adjournment**

Rick Briggs made a motion to adjourn the meeting at 10:05. The motion was seconded by Larry Thompson and passed unanimously.