



SSCA Meeting Minutes: November 16, 2021

Approved on: January 25, 2022

Meeting called to order at 10:02 a.m.

Confirm that a quorum is present.

Present – Cheryl Hill (CH), Rick Briggs (RB), Larry Thompson (LT), Maria Mitchell (MM), Michael Alperovich (MA) joined later.

Confirmation that proper notice was given. YES

Approval of last meeting(s) minutes.

CH to follow up with MA to catch up on minutes.

OLD BUSINESS

Tiki Hut – permit resubmitted due to a revision in the location of the propane tanks. LT questioned the status of the permit to expand the size of the tiki. MM stated we are still waiting to hear from the county on this.

Electronic Locks – MM stated that SS staff is still trouble-shooting four units still having problems. RB suggested waiting for the new modems and routers to arrive before investing more time. They should arrive in the next 5-7 days. CH requested that these owners be notified so they know the status of the program.

Engineering Study – MM stated that the inspection is complete and we are waiting for the written report on findings. Probably will not receive it until Mid-January due to backlog at firm.

Staffing Update – MM is working with an outside firm to fill vacant office opening. Initial applicants have not worked out.

Document Rewrite – CH stated that a document draft has been sent to all owners for their review. Request questions ahead of time to expedite the process. Town Hall meeting set for January 18th where our lawyer will address any questions or concerns of owners. Location of meeting still not set. CH said reminders will be sent out to owners prior to meeting.

Rules and Regulations – CH has made a first pass at consolidating all R&R for SSCA. At next board meeting we will try to finalize and have available during March.

NEW BUSINESS

Golf Carts – CH mentioned that some owner(s) had a guest that wanted to rent a golf cart to use during their stay. Parking would be a problem as well as recharging stations. MM stated that insurance of potential damage is also a concern. No action to be taken at this time.

A/C Maintenance – MM said that all SSVR owners have their A/C units inspected twice a year. Questioned whether all owners should be on the same schedule. DP questioned whether we could establish an annual inspection. RB made a motion that all owners be required to have an annual inspection of their A/C unit prior to the warm summer months with May being a good choice.

Motioned seconded by DP. Motion carried unanimously.

Survey of Owners – MM would like to have owner's maintenance payments made quarterly instead of monthly. Would save considerable clerical time. CH questioned whether Owner's Statement and rental checks would also be issued quarterly. No, they would continued being sent out monthly. LT questioned when the payment would be due. MM stated they would be due the first of each quarter. CH will send out a survey to all owners to determine whether we have a 2/3 majority to make this change.

Prioritizing of Capital Projects – RB felt that many door jams were in bad shape thus new front doors needed to be installed. He just had one installed for approximately \$4500. DP felt that if we wanted to make SS into a premium vacation destination, we need to improve our building lighting and landscaping. LT stated that before we do anything with lighting we need to add power to the maintenance room to handle additional requirements. LT will get a new estimate on the 100 building lights (LED) we need along with delivery. MM to have Tony get new quotes on landscaping and landscape lighting. When all quotes are in we will look at how large of an assessment we are looking at. All agreed that with rentals as strong as they currently are, there is no better time to make these improvements.

Other – CH questioned the status of painting NO PARKING signs on the curbing along our driveways. MM has already ordered toe stencils ,however, she is concerned that if we paint the curbing and signs it will look "tacky" DP agreed. RB suggested painting the signs on the existing curbs at critical locations opposite the elevators and the stairwells. MM will follow up and pick a not too "tacky" color.

Trash Signage – CH inquired on the status of new signage to inform people on the location of the rubbish dumpster. MM stated that the dumpster room already had signage on the doors, however, since the doors aren't always closed this might not always be visible. She is considering putting signs up in the trash rooms on each floor telling people of the location of the dumpster for larger items. Will monitor status.

Gate Code – CH questioned if we could change the gate code twice a year instead of yearly. Many people use SS for beach access that don't stay on our property. Hard to enforce since owners and guests tell family and friends the code. No easy solution.

Pool Lighting – LT stated that the light in the pool area is not working. MM is aware and is working with the Pool Company to fix it since it is still under warranty. More of a problem now since it is getting dark earlier due to the time change.

MA questioned whether current recycling bins are sufficient. Should we have bins on each floor. CH and DP felt the current system was adequate since the current bins are almost always full. If someone wants to recycle they will find their way down to the current bins.

CH recognized other owners sitting in on the meeting.

Steve Burgess and Carol Sidwell – Thanks for joining.

RB made a motion to adjourn, seconded by DP. Meeting adjourned at 11:07 a.m.

Respectfully Submitted,

Dennis Palmer

Secretary – SSCA Board of Directors