



Managed by:

**Sea Shell Condominium Association, Inc.**

6500 Midnight Pass Road, Sarasota FL 34242

**Board Meeting Minutes**

Tuesday, March 16, 2021

At 10:00 AM

**I. Call to Order by President**

President Larry Leyser called the meeting to order at 10:09AM

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

- Online Meeting: Larry Leyser, Michael Alperovich, Cheryl Hill, Rick Briggs, Larry Thompson
- 6 other owners and Maria Mitchell (Manager) were present during the meeting
- 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. Notices of the meeting were posted in the bulletin boards, one by elevators and one by the business office

**IV. Approval of Previous Meetings Minutes**

President Leyser called for a motion to approve the last board meetings minutes. Michael Alperovich made a motion to approve the minutes, Vice-President Larry Thompson seconded. Voice vote. All yes. Motion passed unanimously.

**V. Reports of Officers, Governing Board or Committees**

**a) Insurance Refund**

- We already received \$59,721. After paying the commissions the net is \$40,013.07
- More funds expected, but we did not receive another check

**b) Tiki-Hut Update**

- Maria stated that Paul was off and had provided an update by email. Per Paul's email, Sarasota County has approved the permit. At this time, FDEP is still reviewing the permit application for the Tiki Hut.
- As agreed, a contractor needs to be hired to locate the storm drain underneath the existing Tiki. 2 reasons: to make sure that the new Tiki support system is not next to it, potentially fixing the drain.

**c) Landscape Update**

- Maria emailed board members prior to the board meeting estimates provided by Paul corresponding to Oakley Landscaping regarding the removal of the old plants and also to replant the design that Landscape Designer Elizabeth suggested.
- Paul provided the \$4000 estimate to revamp zone 2 of our current irrigation system.
- Project would cost about \$35,000-\$40,000. Waiting for additional quotes.
- No need for special assessment if SSCA receives flood insurance refund.

**d) Electronic/Smart Door Locks Update**

- Project would start in the next 60 days
- Board is looking to install new key entry locks in every unit, so they are all uniform. waiting on quotes depending on if we get them from either software supplier or locksmith.
- Type of lock communication - Wi-Fi.
- No monthly fees for the locks.
- SSVR will be paying for RNS-rental software to control the locks
- There is no charge to owners that are not SSVR program. Owners will be able to connect directly to the locks using the lock proprietary application
- Public bathrooms' doors would have different locks (heavy duty locks) most likely would have same code as main gate and beach gate
- 6 pins lock/key: keys cannot be easily duplicated
- Total cost is approximately \$335-\$350 per lock including hardware and software (plus installation). Total project average is about \$22,000-\$23,000 including the install (quote attached)
- Project will be funded from insurance company refund money.
- Front doors will not be replaced. But Maria will contact 3 vendors and ask them what makes the door hurricane proof before asking owners to replace them.
- Larry Leyser made a motion that for the new door lock system the keypad will replace the existing deadbolt, and the lower handle that we currently have will be turn into a levered handle. Michael Alperovich seconds it. All in favor. Motion passed unanimously.

**e) Water Heaters Update**

- Board recommends replacing water heater every 8 years
- Larry Leyser made a motion to allow owners who have old water heater to replace by the end of June 2021. Rick Briggs seconds it. All in favor. Motion passed unanimously.
- Maria got quote from plumber and the cost to replace them is between \$1100 to \$1200 depending on the size and whether you need a pan. No group rate/discount available
- In the future SSCA will be writing a letter at the beginning of the year to every owner when is time to replace their water heater. Replacement to be done by June 30th of that year. Larry made a motion, all in favor. Motion passed unanimously.

**f) Window Replacement Update**

- Larry Leyser made a motion Windows and sliding doors (excluding patio doors) need to be replaced between August 16th and October 15th. All Owners need to notify the office by May 15th when those windows are scheduled to be installed. Larry Thompson seconds it. All in favor. Motion passed unanimously.
- Cheryl Hill will be sending a letter for those units that are required to change the windows. Board recommends replacing patio door at the same time. For those not replacing the patio door right away have 18 months to replace it. Larry Leyser made a motion, Cheryl Hill seconded it. all in favor. Motion passed unanimously.

**g) Accountant Update**

SSCA and SSVR have a new accountant

**h) Other Business**

- Owners using the grounds while not staying at their unit - Tiki hut, pool and the grill are for guests and owners that are staying in the unit.
- Personal cameras - Board does not agree to have personal cameras on each door. The board will not consider adding cameras as the time being.
- The code for the main and the beach gates will change during the first week of May.
- Elevator Updates - Scheduled for the week of April 12<sup>th</sup>

**VI. Adjournment**

Meeting adjourned at 12:42 pm