



Managed by:
6500 Midnight Pass Road, Sarasota FL 34242

Sea Shell Vacation Rental Board Meeting
Unapproved

Date: Tuesday, May 18, 2021
Time: 10:00 AM
Location: Zoom Board Meeting

I Call to Order by President

President Larry Leyser called the Meeting to order at 10:17 AM

II Confirm that a Quorum is Present

President L. Leyser called the roll of Board Members
Larry Leyser, Cheryl Hill, Larry Thompson, Michael Alperovich and Rick Briggs were present. Manager Maria Mitchell was present too. Determination of quorum was confirmed by President L. Leyser. Some owners were present on call

III Confirmation of Proper Notice of Meeting

President L. Leyser confirmed that proper notice of the Board Meeting was given according to the Florida Statutes and By- Laws of the Sea Shell Condominium Association, Inc.
The SSCA Board later found out that proper notice was not given to owners

IV Approval of the Previous Meeting Minutes

Larry Leyser made the motion to accept the last meeting minutes submitted by Secretary Rick Briggs seconded the motion and vote taken was unanimously passed.

V OLD Business

a) Tiki Hut Update

State of FL approved Tiki-Hut plans and Paul will contact Big Kahuna to see when they can start. The decision is made not to look for the South side drain pipe. Pumps will be installed to pump water to the beach

b) Electronic/Smart Door Locks Update

Locks are coming from Yale and are not in yet. No known date at this time. Locks delay. Office started internal software configurations

Landscape Update

Project on hold for now

c) Elevator skins

The project is completed

- d) Water Heaters Update
Owners have until end of June 2021 to be compliant and notices given
- e) Window Replacement Update
Maria advised that the letter has not gone out yet as the date needs to be revised for install due to manufacturing capacity. Larry Leyser made the motion for the new date targeted to be May 31, 2022 to have on contract and installed by October 15, 2022. Rick Briggs seconded the motion. Vote was unanimous. Cheryl will revise and send back letters to Maria.
- f) Flood Insurance Refund Status
No Updates
- g) Accountant Services Update
The review has begun per Maria and she provided Quick Books on May 1.
- h) Owners Use of Property When Not Staying in Unit Update
Discussion arose around owner's son allowing friends to use Sea Shell properties when not in residence. Larry Leyser will write a letter to the owner/son.
- i) Other Business
Appreciation was communicated to Rick Briggs and Larry Thompson for their foresight on planning our stack refurbishment as Crescent Sands is currently doing theirs and they will be completely shut down from May 1 until October to perform theirs.
Roaches in 506 due to proximity to the garbage shoot
Potential hotel projects on Siesta Key
Discussed whether or not the Office is receiving requests for a second parking pass and Maria commented that in April they brought in \$200

VI **NEW Business**

- a) Units' Front Door Replacement
The owner of unit 301 had to purchase a new door due to door frame completely damaged and he bought a hurricane door with steel frame that he thought met the SSCA specifications. Cost of door was \$2700 and it will not rust or break. Larry Leyser made the motion to approve the replacement of the door and Larry Thompson seconded the motion. Rick Briggs abstained from the vote as he is the owner of 301. A vote was taken and Cheryl Hill and Michael Alperovich did not vote. Larry Leyser advised motion carried. (NOTE: 50% vote does not justify motion carried). A comment was made to add Front Doors as a Reserves line item for the next budget. Cheryl will take note of this.
- b) Pending Projects Funding
All the projects except Tiki-Hut and Code Locks are put on hold until the budget is reviewed and the Board has concrete understanding of the funds available. The proposed list of projects was prioritized. Electric updates to the lab would be the next project on the priority list
- c) Document Rewrite
Discussion arose around rewriting our Declaration and By-Laws as there are paragraphs and items that should not pertain and there have been sales of units lately that owners did not follow the By Laws for process. As Chair of the Document Re-Write Committee, Cheryl made a comment that the committee had raised issues for review two years ago and submitted to the Board and they did nothing and questioned why it is urgent now. Larry Thompson wants Rules and Regulations also to be revised. Considering waiting 6-12 months to revise.
- d) First Right of Refusal

Discussion arose around this as it is called out in our documents. Owners have not followed this for quite some time (for example: 3 days before a closing, sale could be stopped by Sea Shell). We need a simple process and how to enforce it. Larry Leyser mentioned that nobody has complained about this in quite some time and should be addressed during the document rewrite.

IV

Adjournment

L. Leyser made a motion to adjourn the meeting. Cheryl Hill seconded. Meeting adjourned at 12:20 PM