



Managed by:  
6500 Midnight Pass Road, Sarasota FL 34242

## **Sea Shell Condominium Association Board Meeting**

**Unapproved**

**Date:** Monday, June 21, 2021  
**Time:** 10:00 AM  
**Location:** Teleconference Board Meeting

- I Call to Order by President  
President Larry Leyser called the Board Meeting to order at 10:19 AM  
We attempted Zoom meeting at 10:00 but had issues so officially did not start until 10:19  
And Zoom had to be reset again at 10:45
- II Confirm that a Quorum is Present  
President L. Leyser called the roll of Board Members  
3 Directors: Larry Leyser, Cheryl Hill, and Michael Alperovich were present. Manager Maria Mitchell was present too. Determination of quorum was confirmed by President L. Leyser  
Guests were Paul Bittenger, Ron and Carol Roeder in office
- 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 notice of the meeting was posted in both elevators and in the business office
- IV Approval of the Previous Meeting Minutes  
Postponed to next meeting as directors did not have enough time to review. Larry Leyser made motion to suspend vote and Michael Alperovich seconded it. All were in favor.
- V Business
  - a) Main purpose of this meeting was to give an update on the Tiki Hut project as this was Paul's last meeting. He will be moving back to Youngstown, Ohio but will try to stay involved in the project as much as possible once he moves. The official start date from Big Kahuna is August 16 to begin removal of the old tiki. August 9 will be prep week to line up equipment, tree removal, pavers, etc. We have spent more than originally budgeted however we are moving funds around to cover. Grills were purchased and were less than anticipated. Paul was going to build the islands for them but will identify someone else. Mike has framing background and perhaps Paul's replacement can aid Mike. The islands will be tile and metal formed). Paul will work up a plan for this.

Paul also advised he had a quote for the parking lot expansion.

The landscaping project has been put on hold as Larry wanted to wait and see how much the tiki costs first. Paul felt the approximate cost would be \$79K. This number would not include the cost to include electrical work to shop. We had identified \$2500 for this but do not have any permits yet. Larry asked if Paul had any quotes for the electrical work and he said no. He also questioned propane costs and was told whatever the price of propane is at time we purchase. Cheryl questioned how long quotes are valid for and Paul responded 30 days for the parking expansion quote. The landscaping and pavers quote had expired but would probably still do if we give them a call. Michael questioned if Sea Shell is prepping for the August 9<sup>th</sup> date, who is removing the concrete. Paul stated that Sarasota Pavers will be doing that. Michael questioned who will be removing the dune. Paul stated the tree company will and the estimate to relocate is \$2000, trees were \$690 and rest was for removing trees, stumps and relocating. New company will plant tree after tiki is down, after concrete, pavers, fence, island and working to align all dates now.

Paul will be working locks today and they are complete on the 3, 4 and 5<sup>th</sup> floors. Floors 1 and 2 for the rental program owners will be done today. Non rentals are Phase II. Larry questioned if there were any troubles with locks over the past weekend and she responded that yes, communication with programming bugs are still being worked out. Larry asked if Paul has a preferred electrician and he said no. We do not use an electrical enough to be specific and are at mercy of who is available. Larry also asked where is the sand dune being relocated. Paul said into the dune itself and pushing it 10 ft onto dune. Paul mentioned we are only permitted for one side only to relocate sand from tiki to dune. Larry mentioned a fence has been put up by access. The ropes were not replaced through the dune. Paul said these could be added later. Larry suggested cable as well.

All on call and at meeting thanked Paul immensely for his service and hates to see him leave Sea Shell. Paul said he would miss Sea Shell as it had been good to him. He appreciates all that we did for him working 10 ½ years and would have been 11 years on August 13.

#### IV Adjournment

L. Leyser made a motion to adjourn the meeting. Cheryl Hill seconded. Meeting adjourned at 10:47 AM