



Managed by:
6500 Midnight Pass Road, Sarasota FL 34242

Sea Shell Vacation Rental Board Meeting
Unapproved

Date: Wednesday, June 9th, 2021
Time: 10:00 AM
Location: Zoom Board Meeting

I Call to Order by President

President Larry Leyser called the Meeting to order at 10:02 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.

IV Approval of the Previous Meeting Minutes

Larry Leyser made the motion to postpone the approval of SSCA Board Meeting minutes from May 18 2021 meeting .Larry Thompson seconded the motion and vote taken was unanimously passed.

V NEW Business

a) Previous Meeting Discussions

As per SSCA Board Meeting on May 18th 2021, existing Rules & Regulations and Declaration of The Sea Shell Condos documents are not up to date topic was revisited. Documents committee proposed changes back in 2019, but the board did not pursue.

The Board agreed that the rules are not enforced in any way because either the majority of the owners do not even know where to find the documents (even some board members never read the documents), or a lot of rules are obsolete and not enforceable, or some do apply but cannot be enforced. It was further agreed upon that breaking the rules in some cases is not done on purpose, and even sometimes favors the SSCA.

Specific examples were presented based on the recent activity to demonstrate that the owners including the board members do not realize breaking the rules. Examples were presented: process of selling the units, installation of washer and dryer, installation of the external door and door frames, and other. As examples specific document sections were identified. Such as:

- Section 14 of Sea Shell Declaration document describes the terms of sale, transfer, leasing and occupation of the unit. Section 14 is obsolete and rules were not enforced. For example:
 - Notification of Sea Shell owners about potential sale of a unit (as an example 108, 301, 304, and other units)
 - An ability of a Sea Shell owner or SSCA to stop a closing with an outside party 3 day and match the offer
 - Ability to enforce sales and rentals using an exclusive agent
- Section 10 and 11 of Sea Shell Declaration document identify who is responsible for repairing and maintaining the specific items in the building. (For example, according to the documents SSCA was responsible to replace the door frame for the unit 301)

b) Units' Front Door Replacement

As per SSCA Board meeting on May 18th 2021, owner of unit 301 had purchased 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. 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. The motion did not carry because Cheryl Hill and Michael Alperovich did not vote. After the further discussions, Larry Leyser reintroduced 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. The motion passed unanimously

c) Document Rewrite

Discussion arose around rewriting SS Declaration & Articles of Condominium and By-Laws and Rules & Regulations. Larry Leyser had preliminary discussions with an attorney and received an approximate quote of \$8,000-\$10,000. The Board allocated money in the budget. Financials need to be reviewed to confirm available up to day funds.

Larry Leyser made a motion to rewrite the documents. Larry Thompson seconded the motion. Rick Bricks and Cheryl Hill voted Pro; Michael Alperovich voted Against. Motion passed 4 to 1. Michael Alperovich explained that we do not have enough processes defined to start rewriting the documents.

The goal is to propose new SS Declaration & Articles of Condominium and Rules & Regulation documents during the annual owner's meeting. The changes will have to be approved by 2/3 of the owners.

V Adjournment

Larry Leyser made a motion to adjourn the meeting. Cheryl Hill seconded. Meeting adjourned at 12:00 PM