



Managed by:

**Sea Shell Condominium Association, Inc.**

6500 Midnight Pass Road, Sarasota FL 34242

**Board Meeting Minutes**

Thursday, July 22nd, 2021

At 10:00 AM

**I. Call to Order by President**

President Larry Leyser called the meeting to order at 10:00AM

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

- Larry Leyser, Michael Alperovich, Cheryl Hill, Rick Briggs, Larry Thompson
- In addition to the board members Maria Mitchel, Carol Roeder 110 & 507, Sue & Steve Seidor 502 & 408, Amy Booher 406 and Carol Yachanin 207 were present
- 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 Larry Leyser made a motion the we suspend the approval of the minutes of our previous meetings until our next meeting. The motion was seconded by Larry Thompson and passed unanimously.

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

- Maria Mitchel gave an update on our current staff. Our temp employee Mariam is no longer working in the office and Tony is our new maintenance person.
- Cheryl Hill gave an update of our document rewrite. She received a revised draft of our Articles and By-Laws on the afternoon of the 21st and is expecting a draft of our declarations by August 4th. Cheryl & Maria are reviewing these drafts and noting questions and needed corrections. Cheryl also commented that we should address our Rules & Regulations after our documents are completed.
- Larry Leyser opened a discussion about having an engineering study done and how to fund it. A motion was made to have a study done as soon as can be scheduled and that based upon the initial quote of \$4,200 - \$5,000 this should be paid for from our contingency reserve fund. The motion was seconded by Michael Alperovich and passed unanimously. A second motion was made by Larry Leyser to add an every 5 year engineering study to our reserve funds for \$7500 at \$1,500 yearly. The motion was seconded by Larry Thompson and passed unanimously.
- A discussion was had about the assigned parking spaces and the amount of beach gear and trash that is being left there. Owners will be urged to make their guest aware of our rules and Maria will place a trash receptacle in the elevator area.
- A discussion about the new electronic locks. The office is aware of some issues and is asking for patience until mid August to resolve these.

## **VI. Other Business**

- A brief discussion about the Tiki Project was held and it was decided to schedule another board meeting on August 4th where Paul Bitiger will give us an update before the project commences the week of August 9th.
- A motion was made by Larry Leyser to establish a Facility Committee and to ask Ron Roeder to chair it. Mr. Roeder has previously agreed to do this. The motion was seconded by Michael Alperovich and passed unanimously.

## **VII. Adjournment**

Larry Leyser made a motion to adjourn the meeting at 11:55. The motion was seconded by Michael Alperovich and passed unanimously.