



Managed by:

Sea Shell Condominium Association, Inc.

6500 Midnight Pass Road, Sarasota FL 34242

Board Meeting Minutes

Thursday, August 6th, 2021

At 10:00 AM

I. Call to Order by President

President Larry Leyser called the meeting to order at 10:05AM

II. Confirm that a Quorum is Present

- Larry Leyser, Michael Alperovich, Cheryl Hill
- In addition to the board members Maria Mitchel, Paul Bittigar, Carol Roeder, Danis Palmer, Steve Burgess, Carrol Leyser
- 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.

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

- Ron Roeder declined an offer to assist with the Tiki construction
- Paul gave an update on the Tiki: The Tiki project started on August 9th. There is a project plan and a schedule available. Initial steps:
 - 8/9/2021 Maintenance items – removal of the furniture, removal of the fence panels, etc
 - 8/16/2021 Tiki removal – Big Kahuna is scheduled to remove the old Tiki
 - 8/18/2021 Concrete removal – Sarasota Pavers is scheduled to remove concrete
- o Issue with a fence:
 - The cost of the gate went up from by \$1900 due to the price increase on the materials. Total \$5630.00
 - Current vendor's lead time is 10-12 weeks
 - New vendor – 6 to 8 weeks.
 - Panic button/bar proposal and issues. Passing inspections (Paul will reach out to the county), cost, design. Safety first.
- o Larry Leyser made a motion to revise the Tiki Hut plans to install a Panic Bar and mash on the interior side of the gate. Michael Alperovich second the motion. Motion passed unanimously
- o There are some savings on moving sand dunes and purchasing the grills. Grill cost \$3396, surveys \$4500, \$280 additional paperwork.

- Spent up to date ~\$16,000.00. \$4000.00 of which was spent in 2020 for deposits on Big Kahuna
- The board meetings will have Open Floor at the end of every board meeting for owners to ask questions
- Red Tide- the fish gets picked up by hand from the beach
- Board meetings reviews and corrections
 - March Minutes
 - Larry said that we got \$48,000 in insurance refund funds. Mistake, it is \$59,721.00. After paying the commissions the net is \$40,013.07.
 - Larry Leyser made a motion to change to the March meeting notes to reflect the correct amounts. Michael Alperovich seconded it. Motion passed unanimously.
 - Michael Alperovich will look up additional information
 - The minutes will be re-reviewed and approved once revised.
 - May Minutes
 - Larry Leyser made a motion to make changes to change to the May meeting notes to:
 - Remove the statement “The SSCA Board later found out that proper notice was not given to owners”
 - Rephrase “Electric updates to the lab...” to “Electric upgrade to the workshop...”
 - Cheryl Hill seconded it. Motion passed unanimously.
 - Larry Leyser made a motion to accept the revised minutes from the May meeting. Cheryl Hill seconded it. Motion passed unanimously.
 - June Minutes
 - Larry Leyser made a motion to postpone the approval of the June minutes. Michael Alperovich seconded it. Motion passed unanimously.
 - July Minutes
 - Larry Leyser made a motion to approve July minutes. Cheryl Hill seconded it. Motion passed unanimously.

VI. Other Business

- 2nd Insurance refund received - \$126,018.00. After the commissions \$84,432.06
- PPP was forgiven \$45,532.50. It was allocated in 2020.
- Some members of board requested up to date financial. In the past the financials were never provided until the end of the year. Additional funding needed to be approved to provide accurate financials
- Umbrella partner takes over the beach front.

VII. Adjournment

Larry Leyser made a motion to adjourn the meeting at 12:10pm. The motion was seconded by Michael Alperovich and passed unanimously.