



SSCA Meeting Minutes February 21, 2025

Approved on August 5, 2025

Meeting called to order by President Cheryl Hill at 10:01 a.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Larry Thompson (LT) and Dennis Palmer (DP) present. Board member Skip Clark was absent. Property Manager Allison (Ali) Morabito (AM) was also in attendance.

AM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from January 24, 2025 was made by LT, seconded by KB, all approved.

NEW BUSINESS

Property Manager Update - CH introduced Ali Morabito as the new property manager at Sea Shell. Welcome aboard Ali.

Unit 106 Remodel - completed the remodel of unit 106 on January 25, 2025, just days before guests were to arrive. Many thanks to Steve and Kelly Burgess for their efforts to make this happen. Project came in on budget and looks good.

Hurricane Update - fencing for the block wall on the north side of the property is scheduled for mid-March. Fencing for the west end or back of the property is scheduled for February 27, 2025. Shower area by the beach to be upgraded replacing the wooden structure with anodized aluminum. Portion of the west roof was damaged and will be repaired with matching shingles from the office roof. Matching the office roof not as crucial. Replacement of the generator is waiting for approval from our insurance claim.

Spring Break Security - hired a new security firm (Code Blue) to patrol the property from March 5th through April 5th. Dates maybe extended depending on reservation activity. Patrol times increased to 6:00 p until 2:00 a. Security guards will be armed, and the Sarasota Police have been informed of our program. Spring break rules have been sent out to all owners in addition to all guests that have reservations during this time.

Water Heaters - all water heaters over seven years old have been replaced with upgraded electrical connections. Owners will be charged through their monthly owner's statement.

Financial Audit/Review - a full financial audit will cost around \$20,000 while a financial review will cost around \$7,000. Motion to schedule a financial review was made by LT, seconded by DP, all agreed.

Golf Carts - more and more golf carts are being used to run around on the key. The office is receiving inquiries concerning Sea Shell's policy. CH made a motion to allow gas powered golf carts as long as they follow the vehicle rules for Sea Shell. One car or cart permitted for garage parking with a second vehicle allowed for up-front parking (for a fee of \$20.00) IF space is available. Motion seconded by DP, all approved.

Office Hours - motion to extend office hours from 9:00 a to 5:00 p for Monday through Saturday was made by CH, seconded by LT, all agreed.

Storm Drain - the drain on the south side of the property burst in mid-January. Camera showed blockage in the line. We will continue to monitor the situation until August unless another emergency occurs.

Front Door Locks - our rental software escapia is not assigning new door codes for each new guest. The same code is being used for every guest in a given unit. Deb will look at manually changing codes periodically to provide better security. When new front doors are installed, we need to look at locks that are compatible with escapia (e.g. Schlage)

Mikey - still meeting with his doctors regarding his condition. At this time, unsure of a return date for him.

Electrical - the linen room has critical TV and internet equipment that is not protected from power interruptions. LT estimates that it will cost between \$2,000 to \$5,000 to provide this protection. CH will add this item to our open item list.

Motion to adjourn this meeting was made by DP, seconded by LT, all agreed. Meeting was adjourned at 10:56 a.

Respectfully Submitted,
Dennis Palmer - Secretary of the Board for SSCA.