



SSVR Board Meeting Minutes June 4, 2025

Approved on August 28, 2025

Meeting called to order by President Cheryl Hill at 4:03 p.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Skip Clark (SC), Larry Thompson (LT) and Dennis Palmer (DP) present. Property Manager Ali Morabito (AM) and Rental Manager Deb Klasing (DK) were also in attendance.

DK confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from May 7, 2025 was made by DP, seconded by KB, all approved.

NEW BUSINESS

Family and Friends Bookings - many different opinions existed on what the board agreed to at our last board meeting. Also, some SSVR owners complained that the board was trying to restrict the usage of their unit and suggested they might leave SSVR as a result. After a good deal of discussion, KB summarized the board's position as follows: "Owners can use their unit at any time at 0%

commission. Owners can book reservations for their immediate family, defined as owner's children, grandchildren, siblings, parents and in-laws at 0% commission for up to five stays. After five stays, owners will be billed a \$100 administrative fee to cover the cost of staff time managing the unit. There will be no additional fees on the owner's family bookings after five reservations, just the \$100 admin fee. For all other owner bookings, the standard third-party booking fees of 12% in the peak season and 7% in the non-peak season will apply. Owner third party bookings include all non-immediate family members as well as guests booked through other STR platforms such as Airbnb and VRBO." CH made a motion to accept KB's summary, seconded by DP, all agreed.

Housekeeping - we are losing money on each reservation with our current cleaning-fee of \$150. DK reviewed the costs involved and came up with a total cost of \$177 for each cleaning. We discussed many options to make up for this shortfall by increasing our cleaning charge and/or increasing the administrative fee which is currently at 3% of the rental charge. Each 1% increase in the admin fee will generate approximately an additional \$20. CH made a motion to increase our cleaning fee to \$160 and increase the admin charge to 5% on all new bookings going forward as of June 5, 2025. This will generate approximately an additional \$50 per booking and cover our costs with a little to spare. KB seconded the motion and all agreed.

Unit Pictures - LT questioned when new pictures will be taken to highlight the improvements made in the units. DB is ready to schedule this but needs a list of SSVR owners that want new pictures. She will send an email out to all SSVR owners to get their response, and CH will also include an article in the next newsletter that goes out.

Motion to adjourn this meeting was made by KB, seconded by LT, all agreed. Meeting adjourned at 4:54 p.

Respectfully Submitted,
Dennis Palmer, Secretary of the Board for SSVR