



**SSVR Board Meeting Minutes – 5-7-25**

**Approved on 6-4-25**

Meeting called to order by president Cheryl Hill at 10:04 a.

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.

AM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from December 30, 2024 was made by KB, seconded by DP, all approved.

**NEW BUSINESS**

2026 Rates - some owners have questioned what the published rates are for 2026. The board previously established them at 5% higher than 2025 rates across the board. DK will send out a 2026 rate schedule to all Sea Shell owners.

Cleaning Fees - discussed whether an additional cleaning fee should be charged for guests staying more than 14 days. House Of Sun provides this service free of charge. Also, we need to look at the amount that we charge since it doesn't appear to cover the costs that we incur. DK to look into what our actual cleaning costs are and have this amount available for our advisory committee meeting scheduled for May 28th.

Occupancy Limits - how many guests to allow in each unit. Should be determined by each owner and made available on our website. Maximum should be six adults or a combination of adults and children (under 18 years of age) totaling eight. Each owner should decide their limits.

Inspection of Units - we need to do a better job of having housekeeping inspecting the units after cleaning. SC and KB have volunteered to inspect all SSVR units to provide the owner with a list of improvements to make their units more attractive.

Family and Friends Stays Rules - we previously established five gratuitous stays per unit with a \$100 booking charge for any additional stays. This is causing a reduction in commissions for Sea Shell especially when the stays are during peak season. Also, stays were meant to be one week in duration, not multiple weeks. Much discussion on commission rates and/or booking fees. Final motion made by SC calls for five gratuitous stays for family and friends with only the owner and immediate family staying free. During peak season (January thru April for this purpose only) family and friends would pay a commission of 12%, during the remainder of the year the commission would be 7%. Seconded by DP, all agreed.

(\*Note – following this meeting, additional input caused us to reconsider the above motion/ vote and it was taken up again and a revised policy voted on in the meeting of 6-4-25).

Cancellation Policy - the advisory committee recommends reducing the deposit required when making a reservation from 50% down to 25% and having the balance paid within 60 days prior to the stay. Guest can cancel the reservation up to 30 days prior and get a full refund. After 30 days, non-refundable. SC made a motion to accept the advisory committee's recommendation, seconded by CH, all agreed.

Beyond Pricing - rental software firm to assist with our rental program charging 1% up to 1.5% of our total revenue depending on the program we chose. If we cancel during the annual contract, the most we would owe would be \$13,000 less any payments we have made to date. We would still maintain control establishing the lowest and highest rates to charge. DK and AM would undergo training with Beyond to have a working understanding of the system. KB made a motion to move ahead with Beyond, seconded by SC, all approved.

Motion to adjourn the meeting was made by DP, seconded by KB, all agreed. Meeting was adjourned at 12:14 p.

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