



**Meeting Minutes: August 28, 2025**

**Approved on: October, 22, 2025**

Meeting was called to order by Vice President Skip Clark at 3:32 p.

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

DK verified that proper notice was given for this meeting.

Motion to approve prior meeting minutes from June 4, 2025 was made by DP, seconded by LT, all agreed.

#### NEW BUSINESS

Point Central - new front door electronic lock software with cellular communication will eliminate a lot of the problems we are currently experiencing. Will cost approximately \$200 per unit which will be deducted on the owner's monthly statement. We will change all SSVR member units through the end of 2025 and then make it available to all non-members. Motion to change over to Point Central was made by SC, seconded by KB, all agreed.

Advance Deposit Hold.- we have reduced the advance deposit from 50% down to 25% with the balance to be paid 45 days prior to the start of the reservation. DK is cleaning up how deposits are handled by transferring amounts from Escapia's cash account into appropriate expense accounts at month-end. This will give us a more accurate amount of cash on hand along with more timely payment of expenses.

Bug Control - having a spike in issues of bugs being reported in units. Hot weather and hurricanes are contributing factors. Maintenance is closing entry points and setting traps as needed. AM is working on establishing a better exterminating schedule possibly even changing contractors. Whatever it takes, we must get this issue under control because this is something our guests will not tolerate.

Trash Chutes - working diligently to control the odor from the trash chutes affecting adjoining units. Cancellation of Saturday pick-up by FCC contributing to the problem. Maintenance is washing down the chutes to reduce the odor, AM will monitor the situation.

SSVR Revenues - SC reported that SSVR revenues and commissions are up 25% compared to last year. This is encouraging. However, we still need to see the financials to determine the impact this is having on profitability.

Marketing of Unit #106 - unit #106 has not booked much this year due to the remodeling work being done. KB and DK proposing creating an Airbnb account exclusively for #106 with DK as the contact person. This could act as a trial for how other units might benefit from a separate account. Motion to create an Airbnb account for unit #106 with DK as the contact person was made by KB, seconded by DP, all agreed.

Motion to adjourn the meeting was made by SC, seconded by KB, all agreed. Meeting adjourned at 4:34 p.

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