



Meeting Minutes: August 5, 2025

Approved on: Oct. 17, 2025

Meeting was 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) was also in attendance.

AM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from February 21, 2025, was made by SC, seconded by DP, all agreed.

NEW BUSINESS

Hurricane Assessment - total cost to Sea Shell for both hurricanes was \$467,657. To date, insurance has covered \$179,475 leaving a balance of \$287,912. CH is still negotiating with the insurance company and believes there is a chance of recovering an additional \$20 - \$40 k. If no additional costs are covered, we are looking at an assessment of approximately \$6,000 per unit. However, there is a possibility that some of the insurance refund of roughly \$170,000 was never spent on the tiki project. This could reduce the potential assessment. CH will be investigating. A lot of discussion on why we are paying \$168,000 as an annual premium for flood insurance and a major loss from the hurricanes only results in \$169,000 in coverage. We need to look at other options (self-insure, catastrophic coverage, etc.) that can reduce this cost.

Elevator - the piston on the large elevator has rusted through and is leaking oil. It can continue in operation with maintenance at a significant cost of approximately \$1,500 every 2-3 weeks. A new piston will cost around \$65,000. Will put in for insurance coverage since the salt water is the likely cause. However, our insurance company has not been very charitable of late. We also have our reserve accounts which have been accumulating \$260 per month per unit or roughly \$150,000 per year (\$260 x 12 x 48). Will review at our next meeting.

Electronic Door Locks - continuing to have problems with our front door locks because the current system is Wi-Fi based. Looking at changing over to Point Central which is a cellular system. Will cost around \$200 per unit to change. Will roll out to all SSVR members first and then make it available to all others. All in agreement to change, however, we need to vote on this at our next SSVR Board Meeting.

Office Phones - currently paying Frontier \$484 per month with terrible service. Can change over to Ooma which is a voice-over internet-protocol for \$171 per month with a one-time charge of \$375 for the elevator. Plan to switch over on August 11, 2025.

Front Doors - planning to replace the front door in 2026, then paint the building and then resurface the walkways. CH to appoint a committee after the annual meeting to coordinate these projects.

Parking - continues to be a problem up front since more and more guests are driving to Sea Shell with two vehicles. Looking for any suggestions from all owners on how to alleviate this situation.

Motion to adjourn the meeting was made by KB, seconded by SC, all agreed. Meeting was adjourned at 11:30 a.

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