



**SSVR Board Meeting Minutes – Oct. 22, 2025**

**Approved on Dec. 12, 2025**

Meeting was called to order by President Cheryl Hill at 9:34 a.

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

DK stated that proper notice was given for this meeting.

Motion to approve prior meeting minutes from August 28, 2025 was made by KB, seconded by DP, all agreed.

**NEW BUSINESS**

Unit Inspections - DK is in process of inspecting all SSVR units and will send out results to all SSVR owners (email) once completed. The purpose of this program is to ensure that all units meet the basic standards for Sea Shell to maintain its outstanding reputation. CH will include an article in the next newsletter reviewing the program as a benefit of SSVR membership.

SSVR Operating Budget - reviewed 2024/2025 budget, 2024/2025 actual results as of 9-30-2025 and the 2025/2026 Operating Budget. Identified a few changes in account figures and Sub Total amounts. AM to review why spreadsheet formulas are not accurate in some cases. We show a net profit for the year-ending 9-30-2025 at \$20,668 and a net surplus budgeted for the year-ending 9-30-2026 at \$32,618. SC made a motion to distribute the \$20,668 profit back to the 31 SSVR owners which would amount to \$665 per owner. KB seconded the motion, and all agreed. DB will send checks out to minimize confusion with accounts.

Advance Notice to Guest - DK stated that we are now giving our guests three days' notice for check-in details including door codes. However, door codes are effective at 4:00 p on the day of arrival so any early arrivals need to be communicated to the office so the door codes can be effective at an earlier time if possible.

Escapia Results - SSVR rentals are up 22% and occupancy is over 60% for the current calendar year. We seem to be bucking the current trend on Siesta Key where most reports show a decline of 15-20%. Rental amounts do not include owner bookings which have been growing over the past year. DK will try to estimate these amounts (the office doesn't know what each owner is charging) and send out a composite estimated report. Looks like our efforts of developing and implementing a marketing plan are showing some results.

Motion to adjourn the meeting was made by DP, seconded by SC, all agreed. Meeting was adjourned at 10:12 a.

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