**Sea Side Villas I Board Meeting**

**August 23, 2024**

The Board members in attendance were SSVI Directors: Mona Kiessler, Martin Sauer, Coral Amspaugh-Topolski, Pat Rositani, Nick Tallent and Derek Morgan via Zoom. Gary Fons and Susan Sutton from Sea Coast Property Management. The meeting was called to order at 9:00 am and adjourned at 11:30 a.m.

A Property Walk Around was done to observe and note any issues.

1. **Minutes from the May 17th, 2024 Board meeting were approved**
2. **Old Business**
	1. Roof Repair-Nick, Scott & Bert walked the roof area and found two areas that are of concern. Bob Baroni knows a company that he feels confident will give us a good inspection. Once the inspection is completed, we will reassess.
	2. Beach Gate & Code Change-A quote will be obtained to change the beach gate to duplicate the vehicle gate system with a mag lock and punch code. The Beach Gate code will remain the same until the quote is received.
	3. Martin reviewed the new contract with Spectrum. Under the new contract the owner owns the equipment. This means when a unit sells the owners will need to return the equipment and the new owner will need to pick up equipment. Martin will get with Derek to create a memo to post to the owner’s site.
3. **Capital Projects and Major Maintenance Issues**
	1. Nick will look at the garage ceiling to determine which section needs to be repaired this year.
4. **Treasurer’s Report**
	1. Pat presented The Treasurer’s Report. The cash balance on 1/1/2024 was $1,141,342. Cash balance on 7/31/2024 was $1,023,000.
	2. Capital expenditure YTD is $80,000.
	3. Interest rates are dropping, Pat is looking at 6-month CD and Money Market rates.
	4. Pat will begin the budget process in September.
5. **New/Ongoing Business**
	1. Gary presented a quote from Home Painting Services to paint and repair the roadside fence. The quote included: repair rotten wood, pressure wash and paint both sides, for a total of $8,600.00 The board decided to put this on hold as there are other priority items that will need to be addressed.
	2. Bright View has the beach side lawn looking green, but upon inspection there are lots of weeds. Mona and Pat have a scheduled walk about with Bright View to discuss the topic of sod.
	3. Coral gave an update on the 45th Anniversary Annual Meeting.

We kick off Friday evening (March 21, 2025) with Cocktails and Conversation. Saturday (March 22, 2025) begins with The Town Hall meeting followed by: Annual Business Meeting at The Yacht Club, Sightseeing/Dolphin Tour, Dinner at The Yacht Club by Signature Catering & Special Events by Serg and the evening will conclude with Chance/Left Right Center.

For those present at the Business Meeting we will celebrate by selecting owners to receive Sea Side gifts.

* 1. To improve the appearance of the dumpster area, Gary will get a quote to add a fence to the ocean side of the dumpster.
	2. Gary reported that the pothole at the entry to Sea Side will be repaired on Monday August 26th.
1. **Sea Coast Property Management**
	1. Gary Fons had nothing to report.
2. **Board Member Issues**
	1. Mona explained it has been 17 years since the BOD interviewed property management companies. The BOD feels it is prudent and beneficial for all owners that the BOD interview other management companies.

Interviews will be held at the November 8th meeting. Sea Coast Property Management Company was given the opportunity to make a presentation. Gary Fons stated that they stand on their history and won’t be making a presentation. Mona asked that Sea Coast Property Management Company present their new budget/fees for 2025 prior to the November 8th meeting.

1. **Future Meeting Dates:**
	1. November 8, 2024
2. **Annual Meeting Date:**
	1. March 22, 2025