**Sea Side Villas I Board Meeting**

**August 18, 2023**

The Board members in attendance were SSVI Directors: Mona Kiessler, Coral Amspaugh-Topolski, Martin Sauer, Scott Bailey and Nick Tallent. Pat Rositani and Derek Morgan attended by Zoom. Gary Fons and Susan Sutton of Seacoast Property Management and Bob Baroni also were in attendance. The meeting was called to order at 9:00 am and adjourned at 11:45 a.m.

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

1. **Minutes from the May 19, 2023 meeting were approved**
2. **Old Business**
	1. The repair of pool edge has been completed.
	2. Gary Fons will have the pool grout repaired and tile cleaned in the off season when the pool is not in use.
	3. Bicycle Identification Policy Revision has been completed by Mona.
	4. Reroute water from condensation line draining into parking garage near the elevator has been completed by Sea Coast Property Management.
	5. A new light fixture was placed under the awning over the Board Room door.
	6. Return deposit of $450.00 from Forest Beach Association was received.
	7. Printing of Parking Violation Cards has been completed by Scott.
3. **Capital Projects and Major Maintenance Issues**
	1. Martin gave an updated report on the beach gate, fencing and lock system. After discussion the board approved a letter be sent by Sea Side Villa I attorney to Technology Solutions of Charleston, Inc. seeking full resolution of this matter within 30 days.
	2. Bob Baroni will complete the painting of the swing, sun deck & shower.
	3. Bob Baroni will extend the grates at the shower to accommodate runoff.
	4. Four Navy Umbrellas will be purchased for the pool area.
4. **Treasurer’s Report**
	1. Pat presented The Treasurer’s Report reviewing cash balances, expenses and delinquencies.
	2. Pat discussed the insurance costs and the switch to the new policy saved an additional $60,000.
	3. A letter will be sent by legal counsel to owners with delinquencies greater than $2000.00. This letter gives owners 30 days’ notice to bring their account current prior to being turned over to a collection agency.
5. **New/Ongoing Business**
	1. Gary reported a roof inspection was completed and the roof is in good condition.
6. **Sea Coast Property Management**
	1. Susan will be emailing the board members a document detailing a program that would enable owners to pay by charge card or e-check. Board members will review and discuss at the October meeting.
7. **Board Member Issues**
	1. Derek will be posting to the Sea Side Villa I Facebook page when new documents have been added to the SSVI website.
	2. Elena Sauer will be updating the conduct policy on the Sea Side Villa I Facebook page.
8. **Future Meeting Dates**

**October 27, 2023**

1. **Annual Meeting Date**

**March 23, 2024**