**Sea Side Villas I Board Meeting**

**May 19th, 2023**

The Board members in attendance were SSVI Directors: Mona Kiessler, Coral Amspaugh-Topolski, David Luce, Pat Rositani. Martin Sauer, Scott Bailey and Derek Morgan. Steve Heron and Susan Sutton of Seacoast Property Management. The meeting was called to order at 9:00 am and adjourned at 12:00 pm.

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

1. **Minutes from January 14, 2023 were approved**
2. **Old Business**
   1. The pool deck was repaired and re-coated by Bob Baroni.
   2. Gary Fons will have the pool grout and tile cleaned prior to season.
3. **Capital Projects and Major Maintenance Issues**
   1. Martin gave an update report on the beach gate, fencing and lock system. It is in process.
   2. Additional wood was replaced on pool stair tower and has been painted.
   3. Punch Items remaining:
      1. A few boards on the 221 stack.
      2. The sun deck, shower & swing need to be painted to match the building.
   4. David Luce completed the striping of the Shorewood side parking lot.
4. **Treasurer’s Report**
   1. Pat presented The Treasurer’s Report and reviewed CD interest rates. Pat’s recommendation is to not re-invest and use the funds to complete payment of wood replacement project & support cash flow.
   2. Account receivable for insurance assessment is current.
5. **New/Ongoing Business**
   1. A Bicycle Identification policy was reviewed and approved; it will be added to the handbook.
   2. The Long-term parking policy was reviewed. Per The Master Deed there is 1 appropriated spot per unit. Stickers will be available to place on vehicles without a parking pass.
   3. Balcony policy was reviewed. We will enforce the rules on unapproved items on balconies.
   4. Water drain lines are in each stack.
   5. The Trolley service stops at the Sea Side entrance. This is problematic. Mona will follow-up with a letter to the Forest Beach Association and a call to John Snodgrass.
   6. Lawn Doctor presented a quote on the ocean front lawn. This is a moot point as the BOD and volunteer owners will be handling the yard work following the meeting.
   7. Lights on balcony ceiling fans must comply with the Turtle ordinance.
6. **Sea Coast Property Management**
   1. Steve Heron reported the following:
      1. Trees have been trimmed.
      2. Carpet has been cleaned.
      3. Water heater has been replaced in the laundry room.
      4. Cable will be used to straighten the fence at the Shorewood side entry gate.
      5. Pest reports indicate there are many new owners that have not given their keys or codes to Sea Coast Property Management. Entry information must be given so the pest control company has access to treat the units. It should also be noted that owners encourage their guests to allow pest control to spray their units.
7. **Board Member Issues**
   1. Martin will review the internet contract.
   2. David will be overseeing the yard work; tilling, leveling, seeding, straw placement, removing dead plants and planting new flowers & greenery.
8. **Future Meeting Dates**

**August 18, 2023**

**October 27, 2023**