**Sea Side Villas I Board Meeting**

**October 27, 2023**

The Board members in attendance were SSVI Directors: Mona Kiessler, Coral Amspaugh-Topolski, Scott Bailey, Nick Tallent, Pat Rositani and Derek Morgan. Gary Fons, Steve Heron and Susan Sutton of Seacoast Property Management were also in attendance. The meeting was called to order at 9:00 am and adjourned at 3:15 p.m.

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

1. **Minutes from the August 18, 2023 meeting were approved**
2. **Old Business**
	1. Gary will have the pool grout repaired and tile cleaned in the off season.
	2. Four Navy Umbrellas were purchased for the pool area.
	3. The mushroom lights in the front entrance Celtic wall were replaced with LED lights.
	4. The front fence and posts were soft washed.
	5. The elevator flooring will be replaced. Waiting on vendor for scheduling.
3. **Capital Projects and Major Maintenance Issues**
	1. Beach Gate, Fencing and Lock have been installed.
	2. Bob Baroni has completed the painting of the swing, sun deck & shower.
	3. The grates/drain at the shower to accommodate runoff has been completed.
	4. The garage ceiling will be repaired.
4. **Treasurer’s Report**
	1. Pat presented The Treasurer’s Report reviewing cash balances, expenses and delinquencies. All funds are FDIC insured and Money Market rates are currently at 3.25% and 4.5%.
	2. The Life Cycle is complete. Pat will revise to include the garage ceiling repairs.
	3. Pat presented the Budget for 2024 & Capital Plan Update.
	4. The Insurance Assessment will run through January 2024. It will be re-evaluated in March/April when Insurance rates are received.
5. **New/Ongoing Business**
	1. Presentation and discussion with Joe Naughton, General Manager of Carolyn’s landscaping. Items discussed included the irrigation and overall condition of the plants and landscaping.
	2. Sea Side Villas II has proposed new entryway signage. SSVII has taken the lead since the sign is on their property. This will need to be approved by The South Forest Beach Association.
	3. Scott presented a security camera proposal and recommended surge protection to protect our equipment. Following discussion, the board approved
6. **Sea Coast Property Management**
	1. Gary Fons with Sea Coast Property Management has requested a $2.00 per door increase for 2024.
7. **Future Meeting Dates**

**January 26, 2024**

1. **Annual Meeting Date**

**March 23, 2024**