



**SSCA Board Special Assessment Meeting Minutes –
February 5, 2024**

Approved on May 20, 2024

Meeting was called to order by president Cheryl Hill at 11:02 a.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Larry Thompson (LT), Michael Alperovich (MA), Kelly Burgess (KB) and Dennis Palmer (DP) present. Property Manager Maria Mitchell (MM) and Landscape Boss Skip Clark (SC) were also in attendance.

MM confirmed that proper notice was given for this meeting.

Abstained from approving prior meeting minutes from January 30, 2024 to give everyone a chance to read them.

NEW BUSINESS

Special Assessment – the purpose of this meeting is to determine the amount of a special assessment for the owners of Sea Shell to cover the costs of underfunded and unfunded projects.

Tiki Construction – originally budgeted at \$98,000, came in at \$149,000, underfunded by \$51,000. Numerous factors contributed to this overage. COVID hit and delayed construction thus increasing material and labor costs. The size and configuration of the tiki were changed resulting in higher costs and adding additional electrical requirements. New furniture and an additional safety gate were added. A consultant was hired to help us through the approval process with the county. These long delays and numerous changes had a significant impact on the project cost.

Fire Safety – project budgeted at \$152,000, came in at \$166,000, underfunded by \$14,000. Everything we touched on this project led to additional costs. Needed new sprinklers in the garage area, new fire hoses on all floors, new fire and jockey pumps, new valving, new exit lights and significant improvements in the electrical system. Still waiting for written certification which MM estimates at about two weeks. Given the scope of this project, the \$14,000 overrun could have been a lot worse. LT's expertise and contacts played a major role in keeping the costs at this level.

Building Lighting – a new project to cost \$35,000. We received a \$25,000 grant from the turtle conservatory to install turtle friendly lighting on our property. Our \$35,000 cost covers a few additional fixtures we added plus the installation cost for the entire

project. Redoing the building and property lighting for \$35,000 is quite an accomplishment. Once again, LT's experience was instrumental in coordinating this project.

Charcoal Grill Area – new project costing \$13,000 to upgrade the picnic area in the northwest corner of our property. Pavers will be installed matching those in the tiki hut (\$9,000) and new composite picnic tables (\$4,000) will replace the old deteriorating existing ones.

Landscaping – new project costing \$30,000. KB has been tasked with restoring our landscape appearance on the property. Currently we have dead and/or dying plants from the front bed to the back fence. The irrigation system has not been working for years, contributing to this condition. KB and SC have been working with contractors to replace existing plants, replace and/or repair the irrigation system, replace existing mulch and stone and trim plants and trees that can be salvaged. We are currently in the planting season, and plans are to have this project completed before the hot weather returns. Both strongly recommend hiring the landscape contractor to provide regular maintenance for the property to maintain a healthy attractive appearance.

Other Misc. Improvements – new project costing \$9,960. New camera, DVR, AC for the maintenance shop, etc. for general property enhancement.

Cost of these projects totals \$152,960. Adding a contingency of \$5,440 brings the total to \$158,400. Dividing this by the 48 units at Sea Shell comes to a \$3,300 assessment for each unit. This amount can either be paid in full by March 1, 2024 or in three equal installment of \$1,100 each due on March 1, 2024, April 1, 2024 and May 1, 2024. An email and letter will be sent out to all owners reviewing this assessment within the next week. We have to maintain and enhance our investment in what is arguably the best location on Siesta Key.

Motion to adjourn this meeting was made by DP, seconded by KB, all agreed. Meeting adjourned at 12:21 p.