



**SSCA Board Meeting Minutes – Oct. 16, 2023**

**Approved on Oct. 23, 2023**

Meeting was called to order by president Cheryl Hill at 2:34 p.m.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Tom Jacobs (TJ), Michael Alperovich (MA) and Dennis Palmer (DP) present. Board member Larry Thompson was absent. Property manager Maria Mitchell (MM) was also in attendance.

MM confirmed that proper notice was given for this meeting.

Motion to approve prior meeting minutes from August 3, 2023 and August 22, 2023 was made by TJ, seconded by MA, all approved.

**NEW BUSINESS**

Turtle Grant Contract – we have been approved to receive \$25,000 by the conservatory to install turtle friendly lighting. We will receive 70% of these funds up front with the remainder to be paid after the conservatory approves the final installation. Additional light fixtures will cost us approximately \$2,000. Installation costs need to be projected so we have an idea of our total project cost. The new exit sign fixtures was not included in this project, however, they have already been installed as part of the fire safety project. A motion to proceed with the turtle lighting project was made by DP, seconded by MA, all agreed.

Plumbing Boring – a few underground lines still need to be cleaned out. The ladies restroom by the pool has a bad odor coming from the drain. MM has an estimate for \$1,700 to run a camera through the line to see what is causing this. She will contact the contractor to proceed with this work.

udget Review – motion to ratify the 2023/2024 budget as presented was made by DP, seconded by TJ, all approved.

Memorial Fountain – potential movement of the memorial fountain for Larry Leyser from its current location by the front office to the back tiki area was discussed. The board will review this on site at the owner's meeting weekend to decide on a permanent location.

Financial Audit/Review – discussed whether we should have a full financial audit or just a financial review for 2023. An audit is much more detailed and expensive. It has been six or seven years since our last audit. MM to get a current cost estimate for an audit so we can decide at our next board meeting.

Quarterly Maintenance Fees – a majority of owners approved paying their maintenance fees on a quarterly basis instead of monthly. Motion to begin quarterly payment on January 1, 2024 was made by CH, seconded by DP, all agreed.

SSVR Website Hosting Fees – some discussion to have SSCA pay a portion of the hosting fees since all owners have access to the website. The hosting fees cost around \$5,800 annually. Consensus was that it was not practical to categorize the usage so SSVR will continue to pay these fees.

Credit Card Application – Cadence Bank is requiring additional application documentation before renewing existing cards. A motion was made by board member Dennis Palmer to approve applying for a credit card on behalf of Sea Shell Condominium Inc. at Cadence Bank.

The authorized officers to sign the application are Cheryl Hill board president and manager representative Maria Mitchell Licensed CAM. The designated card holders are Maria Mitchell with a credit limit of \$20,000 and Jim Bennett with a credit limit of \$5,000. The motion was seconded by board member Tom Jacobs. All were in favor and the motion passed.

Motion to adjourn the meeting was made by DP, seconded by MA, all approved. Meeting was adjourned at 3:16 p.m.

Respectfully Submitted,

Dennis Palmer – Secretary of the Board for SSCA