



**SSCA Board Meeting Minutes – Oct. 23, 2023**

**Approved on Jan. 30, 2024**

Meeting was called to order by president Cheryl Hill at 9:40 a.m.

Board members present included Cheryl Hill (CH), Larry Thompson (LT), Tom Jacobs (TJ), Michael Alperovich (MA) and Dennis Palmer (DP). 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 October 16, 2023 was made by DP, seconded by MA, all agreed.

Election of officers for the coming year - it was decided that all officers would continue in their current positions. President - Cheryl Hill, Vice-President - Michael Alperovich, Treasurer - Larry Thompson, Secretary - Dennis Palmer, Member-At-Large - Tom Jacobs.

**NEW BUSINESS**

2023/2024 Budget - our monthly maintenance fee will increase by \$99 up to \$915. We managed the increase to keep it at a reasonable amount. Largest factor impacting the increase was the increase in our property insurance which we have little control over. Our maintenance fee is still very reasonable compared to other properties on the key. LT was concerned with the reduced reserve funding, however, it was decided to wait until we have a review of our reserves sometime in 2024 and the take whatever action may be necessary. Motion to accept the 2023/2024 budget and schedules was made by LT seconded by TJ, all agreed.

Memorial Fountain - after much discussion it was decided to leave the fountain in its current location due to the cost to move it and the fact that it looks impressive for guests checking into the office.

Financial Audit or Review - a full audit will cost a minimum of \$12,500 with a review costing approximately half that amount. LT made a motion to put off the audit until next year when we can financially prepare for it. DP seconded the motion, all agreed.

Landscaping - DP stressed the importance of improving our landscaping especially up front where numerous prospective customers can see it from across the street. Kelly Burgess and Skip Clark will head up this project as quickly as possible.

Front Door Replacement - will probably be put off until 2025 with a cost of at least \$5,000 per unit. All the units will be done at the same time unless someone has a pressing issue that cannot wait that long.

Motion to adjourn this meeting was made by DP, seconded by TJ, all agreed. Meeting adjourned at 10:19 a.m.

Respectfully Submitted,  
Dennis Palmer - Secretary of the Board for SSCA