



SSCA Board Meeting Minutes – February 7, 2023

Approved on May 16, 2023

Meeting called to order by president Cheryl Hill at 10:04 a.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Larry Thompson (LT), Tom Jacobs (TJ), Michael Alperovich (MA) and Dennis Palmer (DP) present. 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 December 15, 2022 was made by DP, seconded by TJ, all approved.

OLD BUSINESS

Tiki – construction was finally approved at a public hearing on January 18, 2022. CH, MM and Dr. Weiji attended for Sea Shell. Opposition to the project was presented by the president of the board for the Crescent Condos. Their main concerns were the height of the tiki obstructing their view of the gulf and potential noise levels generated from the tiki. Dr. Weiji refuted the obstruction issue and CH assured the Crescent that the tiki would not be used for large parties making noise. After this discussion, the county board unanimously approved the project. The first order of business was to call Big Kahuna to get on their schedule. They then order all the materials required which should have a five week lead time. Construction should begin by the end of March or beginning of April.

Fire Safety Update – fire pump still not wired. Electrician scheduled to be out this week, however, he thinks the electric line is too old and may have to be replaced. LT vehemently disagrees with this. It would be very expensive to replace these underground wires and there is no reason to believe there is a problem with them. LT again offered to send his guys down to finish the job if necessary. MM and LT to check with other local contractors to complete this project. LT will be arriving at Sea Shell this weekend and will help coordinate this project.

Plumbing Update – not much has changed since our last update on December 15, 2022. Still waiting to determine if it is feasible to run the stacks inside the laundry rooms. CH made a motion to spend up to \$1,500 to scan the flooring, seconded by LT, all agreed.

Cable TV – new equipment including a new antenna have been installed by Centrix. A problem exists with the menu being one channel off. May need an additional piece of equipment to correct this situation. Additional cost should only be in the hundreds.

Fence Repair – we have two quotes, one for \$8,000 and the other for \$3,000. The higher quote is for a more extensive job including replacing entire blocks in the wall. CH has inspected the wall and is fearful that the wall might collapse if we begin replacing blocks. The less expensive quote is for patching and repairing only. LT suggested getting a quote for replacing the whole wall which could be used for insurance purposes and/or for establishing a reserve account for future replacement. DP made a motion to accept the lesser quote (\$3,165), LT seconded, all approved.

NEW BUSINESS

Deed Transfer Requests – the office currently has 6 or 7 deed transfer requests for units changing ownership. These can result from sales, deaths or just changing the legal name of the owner. We currently charge \$75 to process each request which covers the office's clerical time. Unanimous agreement of the board that this fee is not out of line and should continue in effect.

E-Locks – at the December meeting the board voted to allow individual owners to replace their existing e-lock with one of their choosing. The owner would be responsible to pay for the new lock and would have to provide the office with a master key to have access to the unit in case of an emergency. Amy Booher in unit #406 is having trouble with her e-lock and is trying to replace it. She is unable to find a locksmith to rekey the commercially available 4-pin lock to a 6-pin required by Sea Shell. We have standardized on the 6-pin lock so that the fire master would only need one key to enter a unit in case of a fire. Both MA and LT have had 4-pin locks converted to 6-pin and will look to provide this info to Amy. Also, per MA suggestion, the office will look at replacing her modem/router with a new one to see if that might resolve her problem with the existing e-lock.

Balcony Floor – the owner of unit #201 has put on an epoxy coating on his balcony floor that has not been approved by Kairns Engineering. The product spec sheet states that this product should not be used on floors with a moisture problem. Unit #201 faces the gulf and will get plenty of water when it rains. CH made a motion that the owner will have to replace the coating with an approved product if Kairns Engineering rejects it during their inspection. DP seconded the motion and all agreed. CH to send the owner of #201 a letter outlining the potential liability for using an unapproved product.

Windows and Patio Door Replacement – only one owner left that has not either replaced their windows and patio door or have an order placed for hurricane resistant items. Sea Shell may have to go ahead and replace the windows and door for the hold-out and then collect the amount spent plus an administrative fee from the owner.

Staff Identity – maintenance staff has new shirts and name tags to wear with the Sea Shell logo. Office staff has elected to wear name tags only. This should go a long way in helping our guests identify staff members. The office will also look into the feasibility of selling monogrammed shirts (polo and tee) to our guests and owners as a way of generating advertising for Sea Shell.

Board Meetings – TJ questioned owners not on the board being able to participate during board meetings, This often detracts from the board conducting its business in a timely manner. The old practice was to limit this participation until the end of the meeting. Consensus of the board seemed to be that we should minimize distractions during the meeting.

Motion to adjourn the meeting was made by LT, seconded by DP, all agreed.

Meeting adjourned at 11:38 a.

Respectfully Submitted,

Dennis Palmer, Secretary of the Board for SSCA