



SSCA Board Meeting Minutes – May 16, 2023

Approved on Aug. 3, 2023

Meeting called to order by president Cheryl Hill at 2:03 p.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Larry Thompson (LT), Tom Jacobs (TJ), and Dennis Palmer (DP) present. Board member Michael Alperovich (MA) was absent. 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 February 7, 2023 was made by TJ, seconded by LT, all approved.

OLD BUSINESS

Tiki Update – the new tiki is basically complete. New furniture (tables, chairs etc.) should arrive by W/E 5-22-2023. We are in process of closing all permits with the county. Some small electrical work is still required, however, it is not covered by any of the existing permits. We will wait until everything is complete before opening it up to our guests.

Fire and Safety Update – still in process of running electrical power to the fire pump. Once this is done we can test out the pump to determine what size pipe is required and whether to run it above or below ground. At this point we still have no estimate from the contractor on when this project will be complete.

Plumbing Update – ran PVC pipes outside the wall in the laundry rooms. Old cast iron pipes capped off inside the walls. Could not connect to existing vent so we installed a new vent above the ceiling on the 5th floor. All laundry equipment is operational and the dry wall patches are ready for paint.

Building Lighting – CH, LT and TJ attended a zoom meeting put on by the sea turtle conservatory grant program. They will give us samples of fixtures and bulbs to choose from for Sea Shell. They will pay 70% of this hardware cost once we order and the remaining 30% after they are satisfied with the project. We would be responsible for the installation costs. Since we will need approximately 100 fixtures, this program will save us \$20,000 to \$30,000. The lights will remain an amber collar all year long. We should know within two weeks whether we qualify for this program. Good job of investigating by TJ.

Credit Card Approval – Cadence bank requires special approval for new cards. CH made a motion for MM to receive a credit card with a \$25,000 limit, our maintenance manager Danny White to receive a separate card with a limit of \$5,000 with president CH authorizing and overseeing these accounts. Motion seconded by DP, all approved.

Island Kitchen – need approval to spend \$9,320 to build the island kitchen for the tiki. Motion to approve made by CH, seconded by TJ, all approved. This cost was included for this project. However, we needed a new granite slab since the old one was not the right size. This increased the cost to \$15,000 which still may be covered by the initial project estimate.

NEW BUSINESS

Engineering Inspection – new state program consists of five steps of which we have completed the first two as of April 17, 2023. Still some concern with the epoxy balcony flooring in unit #201. Our engineering firm would not approve or disapprove this installation. They say it is up to the product manufacturer to make this determination. We will inform the owner he has 60 days to get this approval from the manufacturer and if not approved, an additional 90 days to have the proper flooring installed.

Memorial Items – the fountain for Larry Lyser has been ordered to be installed in a landscape bed in front of the office. Some concern about irrigation and electrical lines at this location. We need to investigate and make this project happen by mid-June when then rep will be available. Working on a marble replica of Rick Brigg's hat inscribed with one of his witty sayings. This will be mounted on a pole close to the tiki area.

Shower Doors – some reports of shower doors shattering when they come off of their rollers. This is happening primarily on the tub in the guest bathroom. This is an owners responsibility to replace broken items in their unit.

Other Grill Area – got a quote for approximately \$7,000 to install 621 square feet of pavers in this area matching the pavers in the tiki. No current plans to proceed with this project.

Front Office Staffing – CH is coordinating finding a replacement for Paula in the front office. From the job postings she has received 48 inquires, with 11 applying of which six look possible. She will

begin phone interviews and hopefully have some candidates for in-person interviews. Hats off to Skip and Suzan Clark for stepping up to help in the office.

SSVR Financial Review – we need an estimate of how much money if any we will have to spend at year-end. We need this information ahead of time to determine what projects to pursue. Staff shortage causing an impact on the time required to provide this information. Will try to have something available by our next board meeting.

Window Problems – MM reported that some of the newer windows (Installed after 2015) are experiencing rusted balance rods which are preventing the window from staying up when opened. CH will cover this in the next newsletter so owners can check on this in their units. If this is a problem, the owner is responsible to contact their window contractor to see if this is covered under warranty and have this condition fixed.

Motion to adjourn this meeting was made by CH, seconded by DP and all agreed. Meeting adjourned at 3:25 p.