



SSCA Board Meeting Minutes – May 20, 2024

Approved on July 19, 2024

Meeting was called to order by president Cheryl Hill at 2:32 p.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Larry Thompson (LT) and Dennis Palmer (DP) present. Board member Michael Alperovich was absent. Property Manager Maria Mitchell (MM) was also in attendance.

MM confirmed that proper notice was given for this meeting.

Motion to approve previous meeting minutes from January 30, 2024 and February 5, 2024 was made by DP, seconded by LT, all agreed.

NEW BUSINESS

Storm Drain Update – drain on the south side of the property is at issue. Filled a vacuum truck in about 4 hours and probably need another full day (at \$6,000) to clean it out. Postponed continuing due to the landscaping project. A different contractor suggested constructing two leach beds by the existing drain covers to accumulate the water prior to draining out to the beach. MM to get an estimate and more details on this proposal to determine whether it is feasible. This will be a constant maintenance issue so we may want to establish a reserve for it.

Fountain Update – fountain is fully operational thanks to KB and her husband. Sea Shell maintenance will now take over regular cleaning and maintenance as required.

Elocks – the emergency master code was given out to some owners when the system would not generate workable codes. The master code was changed so that the office is the only one that has access to it for emergency use only. We are paying \$6 a month for technical support when system generated codes are not working. The technical support has not been very good. Our support contract is up in May, 2024 and this issue will be addressed.

Beach Chairs – we only have approximately 8 straight back chairs for use on the beach. We need to add more. Motion by LT, seconded by DP to add an additional 20 chairs. All agreed. This will cost roughly \$2,600 and MM will find the funds somewhere.

Parking Permits – the second car for all rentals costs \$20 per week on a first come first served basis. Limited spaces available up front. CH will again review this situation in the next newsletter for all owners.

Unit #106 Remodel – initial plan was to convert this unit to a 2B, 2B rental. However, the cost to add an additional bathroom is prohibitive. CH to get estimate to update it as is. We currently have \$30,000 in a reserve account for this project.

Landscaping – the irrigation and landscaping project is completed. KB still looking for a contractor to provide on-going maintenance. Also wants to get an arborist to review the condition of our palm trees.

Spring Break – a lot of issues and concerns expressed about the behavior of visitors during spring break. This period will vary year to year based on when Easter falls. Discussed sending a letter to all renters during this timeframe outlining our rules and regulations. Talked about issuing wrist bands to each unit to limit access of people not staying at Sea Shell. CH to spearhead a committee to come up with suggestions on addressing this issue next year.

Lighting Update – an underground fault has been detected under the drive on the south side of our property. This is impacting the outdoor lighting on that side. LT got an estimate of \$32,000 to repair. Seems high. He is still working on other estimates.

Motion to adjourn the meeting was made by DP, seconded by KB, all agreed. Meeting adjourned at 4:04 p.

Respectfully Submitted,

Dennis Palmer, Secretary of the board for SSCA