



SSCA Board Meeting Minutes – August 22, 2023

Approved on Oct 16, 2023

Meeting called to order by president Cheryl Hill at 10:01 a.m.

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 was absent. Property manager Maria Mitchell (MM) was also in attendance.

MM confirmed that proper notice was given for this meeting.

Approval of prior meeting minutes from 8-3-2023 was postponed until our next meeting.

NEW BUSINESS

Fire Safety – Dave from Pye Barker was present to review the status of the fire sprinkler project. He stated that per Kairns Engineering we should not core drill through the load bearing walls in the garage to supply sprinklers with water. The only viable alternative is to core drill the 4" main through the pump room wall and then route the piping inside the header and around the load bearing wall in each bay. This project will not be able to be completed by the September deadline established by the fire marshal. MM to reach out to the fire marshal to seek a 60-90 day extension based on these extenuating circumstances.

Unit #209 Remodel – board approval required since the owner (Rick Bumbacca) intends to make structural changes to the unit. Board members have reviewed the changes and approve the remodel project. Motion to approve the remodel was made by LT, seconded by DP, all agreed.

Financials – MM provided estimated income statements for both SSCA and SSVR. SSCA is showing a \$20k surplus, however, not all expenses have been entered through September. MM estimates a breakeven or possibly a \$10-\$15k profit for the year. Will monitor closely. SSVR is currently showing a \$66k surplus with July revenue and three weeks of payroll still to be added. MM is conservatively estimating a \$60k surplus, however it could be higher. The rental advisory committee will review the list of potential surplus spending items at its next meeting on Friday 8-25-23. The goal is to not pay any federal income tax on income. Option still exists to issue dividend to each SSVR member based on their contribution to rental commissions.

Exit Lighting – need to replace 15 exit signs per the fire inspection. LT investigated two options, one costing roughly \$2,700 for material and installation, the other roughly

double the price at \$5,200. After much discussion, a motion to proceed with the \$2,700 option was made by DP, seconded by TJ, all agreed. MM to order materials from Frontier Lighting as soon as possible so we can demonstrate good faith to the fire marshal.

Turtle Lighting – we will be paying roughly \$1,000 for the fixtures after the conservatory pays the first \$25,000. LT estimates the installation will be anywhere from \$20-\$30k. Need estimates for the installation, however, LT again looking at sending his guys down to do the job. We need to look at where the money will come from to pay for this project. Still no contract from the conservatory. CH to reach out to Casie to check on its status.

Tiki Hut Lighting – electric lines and receptacles have been installed in the tiki. During the owners meeting visit we will decide what type of lighting is needed along with an overhead fan.

Motion to adjourn the meeting was made by TJ, seconded by DP, all agreed. Meeting adjourned at 12:09 p.m.

Respectfully Submitted,

Dennis Palmer – Secretary of the Board for SSCA.