



**SSCA Board Meeting Minutes – July 19, 2024**

**Approved: Oct. 2, 2024**

Meeting was called to order by president Cheryl Hill at 10:03 am.

Confirmed that a quorum was present with board members Cheryl Hill (CH), Kelly Burgess (KB), Michael Alperovich (MA) and Dennis Palmer (DP) present. Board member Larry Thompson (LT) was absent. 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 May 20, 2024 was made by DP, seconded by KB, all agreed.

**NEW BUSINESS**

Beach Chairs – MM has placed an order for 23 new straight back beach chairs at a cost of approx. \$3,000. They are scheduled to be delivered today July 19, 2024. Many lounges are also in bad shape and MM will look at repairing and/or replacing as many as possible depending on how year-end financials look.

Project List – MM has prepared an extensive list of projects for the SS staff. This list will be sent out to board members for their review and/or comments.

Unit #106 Remodel – a new quote from Essential Services for \$36,000 updated their quote dated May 21, 2024 adding the replacement of all louvre doors and replacing the tub and sink and vanity in the bathroom. With painting (\$2,000) and new A/c (\$8,000) the total comes to \$46,000. We have \$35,000 in reserve. We will review year-end financials to see how much of this overage will go into a one-year increase in HOA fees. Motion to proceed with this project was made by DP, seconded by MA, all agreed.

MSFH – the state fund set up to help residents and condos make capital improvements to reduce the loss from hurricanes. Applications from condos are not being accepted yet due to the high demand from residents. CH will continue to check in with them to see when SS can apply. The replacement of our front doors falls within the criteria established for approval.

Engineering Report – still waiting for Karin Engineering to establish a date to review our reserve schedule. Once this is completed, we will need to have our reserves fully funded by the end of 2025.

Storm Drain Update – no further action has taken place with the storm drain on the south side of our property. Drainage seems to be better with one half of the line cleaned out. KB will work with MM to contact contractors and get competitive quotes.

Lighting Issue – no change, lights still not working on both sides of the building. Jim (maintenance) is waiting for LT to be on site to plan a course of action.

Bookkeeper Update – we hired a bookkeeper to enter the eight months of data required to run financials. This took her approx. 40 hours. She still has some reconciling to do as well as entering the data for SSVR. MM would like to continue using her so we can get to the point of running financials on a monthly basis.

Rental Agreement Signature – guest signature is required on rental agreement sent out to all SSVR rentals. This insures they are aware of the rules and regulations contained therein. How is this handled for non-SSVR rentals? Additional review required.

Water Heater Replacement – MM has a list of all units required to replace their water heater. This list has not been shared with the individual owners as yet. Price quotes run from \$1,450 to \$2,775 for 20 units or more. Some question whether electric service needs to be upgraded to meet code. Jim (maintenance) will contact Sarasota County code department for clarification.

Elevators – becoming an issue. At times, doors are not opening on certain floors. Elevator company says it is a power issue. MM is not so sure. This will be added to the project list with a high priority.

Annual Meeting – set for Monday October 28, 2024. CH requested input on whether we should hold a meet-and-greet the day before. Consensus was that it was a good idea without breaking the bank.

Name Badges – all staff must wear a name badge so guests know who they are. Also, any board member acting in an official capacity for SS should wear one. These will be available in the office.

E-Locks – continue to be a problem. Most codes are working, however, on Saturday arrivals it is estimated that 50% of guests have trouble opening their door. Also, KB stated that her guests have been receiving the same code for over one year. Seems to be mainly a software problem. KB and MM will look into integrating the codes with our new escapia software.

Motion to adjourn this meeting was made by DP, seconded by KB, all agreed. Meeting adjourned at 11:39 am.

Respectfully Submitted,

Dennis Palmer – Secretary of the Board for SSCA