

Sea Monarch Condominium, Inc. Board Meeting
Wednesday, February 19, 2025
7:00 PM

K. Schur called the meeting to order at 7:00 pm

Board Members Present:

- Kim Schur, President
- Bill Blatt, Vice President
- Ginger Murphy, Treasurer
- Jill Figueroa – Secretary
- Craig Fadem – Governor
- Mary Rubino – Governor
- John Sullivan – Governor

Other Attendees:

- Nicole Leon – Regional Director, Castle Group
- Vic Burnett – Property Manager, Castle Group
- ~ 20 residents participated via Zoom
- ~ 30 residents in attendance

Meeting Minutes Approval

Motion: Approve Meeting minutes from 01/22/2025

Motion made by J. Sullivan, seconded by M. Rubino

7/0 Passed unanimously.

Motion: Approve Meeting minutes from 01/30/2025

Motion made by B. Blatt, seconded J. Figueroa

7/0 Passed unanimously.

Treasurer's Report

The Treasurer's report Sea reviewed the financial status of the organization, including reserves, assessment accounts, loan balance, and receivables. The loan balance was noted as \$2.3mil. Loan payments receivable is \$1.2mil; Insurance payments receivable is \$362K; Loan balance w/ no funding is \$736K; There is \$418K in Escrow cash.

Motion: Approve Treasurer's Report made by B. Blatt, seconded K. Schur

7/0 Passed unanimously.

1st Street Project Update

Addressing Parking and Traffic Concerns

David Bierman discussed the need to reach an agreement with related groups by the weekend, proposing a driveway relocation to accommodate garbage trucks and a potential 2-way traffic flow on 1st Street. Brian shared a plan to widen 1st Street to 2-way traffic, provide loading zones, and possibly allow end-of-road parking. He also mentioned the possibility of expanding parking areas to accommodate medium-sized box trucks. Sea emphasized the need for parking spaces for moving vans and delivery trucks and suggested the possibility of sharing a parking area with the garbage truck. The team agreed to further discuss these proposals with the city.

Building Issues and Committee Formation

The members discussed three main issues regarding the building - functionality, drainage, and safety. Sea suggested forming a committee, including a negotiator and attorney, to improve communication with the city and coastline. Sea expressed concerns about the current situation and suggested mobilizing more residents to address drainage and safety issues. They also discussed potential temporary electricity installation for a snowball bowl and the need for unified action.

Motion: To modify the working plan and notify the Related Group to provide enough room to accommodate a tractor trailer on the north side of 1st Street.

Motion made by B. Blatt, seconded J. Sullivan

7/0 Passed unanimously.

Air Testing

Proposals were received from XSMS for air testing the hallways, with quotes ranging from \$695 to \$1,200.

Motion: To approve the quote with Air Quality Experts as recommended by XSMS at a cost of \$659.00

Motion made by K. Schur, seconded G. Murphy

7/0 Passed unanimously.

M3 Architectural Services

This agenda item was tabled for discussion next week.

M3 Design Lobby & Hallway Services

This agenda item was tabled for discussion next week.

Elevator Inspection Quote

A third party elevator inspector is required for the Annual Elevator Inspection. Two proposals were presented by Elevated and OK Elevator.

Motion: To approve the quote with Elevated at a cost of \$375/elevator.

Motion made by M. Rubino, seconded J. Sullivan

7/0 Passed unanimously.

Violations

The chairs in the Marine Lounge and Library are in bad condition and need to be replaced.

J. Figueroa motioned to approve the purchase of new chairs for the Marine Lounge and Game Room stools only at a cost of \$6,951.66 to be paid out of traditional reserves, B. Blatt seconded the motion.

7/0 Passed unanimously

Violations

The Board discussed the violations and fines according to the Declaration. The fine was set at \$100 per day, up to a maximum of \$1,000. The board made a motion to approve the fine and send it to the Violations Committee. The committee would then decide on the enforcement of the fine. The board also discussed the possibility of the client appearing before a fine committee or grievance committee, and the potential for a reduction in the fine if the client complied within a certain timeframe.

Motion: To approve fining unit 601, \$1,000.

Motion made by J. Sullivan, seconded K. Schur

7/0 Passed unanimously.

Motion: To approve fining unit 413, \$1,000.
Motion made by J. Sullivan, seconded K. Schur
5 in favor; M. Rubino abstained; B. Blatt recused himself.

Motion: To approve fining unit 513, \$1,000.
Motion made by J. Sullivan, seconded K. Schur
6 in favor; M. Rubino abstained

Committee Reports

- Audit Committee – Terry Boyer was added to the committee. The Board is continuing to investigate potential financial issues internally, using their three CPAs. They are reviewing specific areas of concern and trying to limit the scope of any potential audit to make it more manageable and cost-effective. While they have not ruled out a forensic audit, they are not moving forward with one at this time. The board is still waiting for a response from the DBPR regarding their earlier complaint response and is considering the possibility of asking the original complainant to withdraw their complaint based on their findings so far
- Communications - The committee is in the process of installing technology throughout the building and incorporating BuildingLink on these platforms.
- Rule & Documents – The Committee discussed the progress of committee work. It was noted that the committee has received the articles of incorporation.

Social Group Announcements

The Social Committee announced the success of the Tailgate party and the upcoming potluck and Chili contest on February 28th.

Question and Answer

The Board addressed questions from the membership in person and online about various topics from the agenda.

Adjournment

K. Schur motioned to adjourn at 9:00 pm and was seconded and approved by all Board Members

Vic Burnett
Property Manager
On Behalf of the Board of Directors
Sea Monarch Condominium, Inc.

Date: February 20, 2025