

**Sea Monarch Condominium, Inc.**  
**Board Meeting Minutes**  
**Thursday, February 27, 2025**  
**7:00 PM**

Director's Present:

- Kim Schur
- Bill Blatt
- Craig Fadem
- Ginger Murphy
- Mary Rubino
- John Sullivan
- Jill Figueroa

Other Attendees:

- Vic Burnett – Property Manager, Castle Group
- ~ 6 residents participated via Zoom
- ~ 20 residents in attendance

Certifying Quorum – Call to Order

With a quorum of Directors present the meeting was called to order at 7:00 PM.

Meeting Minutes Approval

B. Blatt motioned to approve the meeting minutes from February 19, 2025, with corrections to the Treasurer's report numbers.

M. Rubino seconded the motion.

7/0 Unanimous.

M3 Architectural Services

B. Blatt motioned to approve the contract once Becker's attorneys have reviewed it.

M. Rubino seconded the motion.

7/0 Unanimous.

M3 Design Lobby & Hallway Services

B. Blatt motioned to approve the contract once Becker's attorneys have reviewed it.

M. Rubino seconded the motion.

7/0 Unanimous.

Concrete Restoration Change Order 22Rev1

C. Fadem motioned to table the change order's approval until more proposal could be gathered.

B. Blatt seconded the motion

7/0 Unanimous.

Question and Answer

Questions from the membership were addressed on various topics.

Adjournment

With no other business to conduct the meeting was adjourned at 7:40 PM.

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

Date: February 28, 2025