

Sea Monarch Condominium, Inc. Board Meeting
Wednesday, June 18, 2025
6:30 PM

S. McDermott called the meeting to order at 6:30 PM

Board Members Present:

- Sean McDermott - President
- Bill Blatt - Vice President
- Ginger Murphy - Treasurer
- David Bierman – Governor
- Craig Fadem – Governor
 - Absent: David Winter – Secretary; Mary Rubino – Governor

Other Attendees:

- Vic Burnett – Property Manager, Castle Group
- ~ 20 residents participated via Zoom
- ~ 25 residents in attendance

Meeting Minutes Approval

Motion: Approve the Board Meeting minutes from 06/09/2025

Motion made by B. Blatt; Seconded by C. Fadem.

3/0 Approved; B. Blatt and D. Bierman abstained.

Vote to Approve Quotes for Additional Asbestos Testing for Asbestos

The board discusses two options for asbestos and mold removal in the building. Option 1 involves complete asbestos remediation and mold removal by one contractor, while Option 2 is a cost-reduction approach that only remediates asbestos where mold is present providing XSMS direction for preparing the RFP.

Motion: Select Option 1

Motion made by S. McDermott; Seconded by C. Fadem.

3/0 Passed; B. Blatt and D. Bierman voted No

Vote to Quotes for Additional Air Testing in Hallways for Asbestos

The board discusses approving air testing for asbestos by Air Quest Environment, a vendor they have previously engaged. They clarified that this testing is to check for asbestos fibers that may have been released when kitchen doors were removed, separate from future testing that will be done during demolition and remediation work.

Motion: President to execute AirQuest and attempt to remove the indemnity clause F

Motion made by B. Blatt; Seconded by C. Fadem.

5/0 Passed unanimously.

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Vote to Approve Design Committee Recommendation for Additional Design Fees for Lighting Solution in Hallways and Catwalks.

Additional project planning for lighting options on the catwalks and interior hallways was discussed since many committee members believed lighting options needed to be upgraded based on photometric design concerns, age of the existing fixtures and location of lighting.

Motion: Approve additional lighting design fees with Lux Brilliance

Motion made by B. Blatt; Seconded by C. Fadem.

5/0 Passed unanimously.

Discussion on Phase 3

The Board presented various financial situations and funding options for upcoming building repairs and improvements. The association needs to cover costs between now and December, with the first assessment of around \$3.4-3.7 million starting in August. They are working with a bank on a potential \$7.5 million loan to be accessed in January. Various payment options are being considered, including lump sum payments or installments over 5 months. The association is trying to balance necessary repairs with costs and will present choices to owners when possible. Concerns were raised about the high costs and impact on maintenance fees going forward.

Question & Answer

Various questions were presented and discussed.

Adjournment

S. McDermott motioned to adjourn at 8:09 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: June 19, 2025