

Sea Monarch Condominium, Inc. Board Meeting
Tuesday, July 15, 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 – via Zoom
- David Winter – Secretary
- David Bierman – Governor
- Craig Fadem – Governor
- Absent
 - Mary Rubino – Governor

Other Attendees:

- Nicole Leon – Regional Director, Castle Group
- Vic Burnett – Property Manager, Castle Group
- ~ 23 residents participated via Zoom
- ~ 15 residents in attendance

Meeting Minutes Approval

Motion: Approve the Board Meeting minutes from 07/07/2025

Motion made by D. Winter; Seconded by B. Blatt

6/0 Approved

Proposed Amendment to Declaration

The board meeting discussed the proposed Amendment to the Declaration. The After changes to the Amendment's language, the Board voted to approve it as amended.

Motion: Approve amended Amendment to the Declaration

Motion made by B. Blatt; Seconded by D. Winter

Role Call of The Vote: B. Blatt in favor; Sean McDermott in favor; Craig Fadem in favor; D. Winter in favor; D. Bierman in favor; G. Murphy in favor

Approval to Purchase Wireless Microphones

Two quotes were provided by AVX and K & S for the purchase and installation of the AUDIX M55WO Omnidirectional hanging ceiling microphone. AVX has quoted \$2084.00, with K & S being quoted at \$2,597.50. The purpose of the microphone's installation is so that those participating in the meeting can hear the audience and it is now a statutory requirement.

Motion: Approve a purchase AVX's quote at \$2,084.00

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

6/0 Approved

Century Fire Annual Maintenance Contract

Due to language within the contract, this item was tabled.

Motion: Table discussion until language in the contract is clarified

Motion made by S. McDermott; Seconded by B. Blatt

6/0 Passed unanimously.

Installation of Sun Block Fabric at the West End of Hallways

Considering a test window shade on the 19th floor has reduced the hallway temperature by approximately 10 degrees while the A/C is turned off, this appears to be a good short-term solution to control the hallway's temperature until the A/C is brought back online.

Motion: Approve purchase and installation of temporary shades

Motion made by B. Blatt; Seconded by D. Winter

6/0 Passed unanimously.

Rights Restrictions

Six units are delinquent and have been sent to the attorney for collections of past due maintenance fees. Until those units are brought current the Board recommend restricting their amenities rights

Motion: Approve rights restrictions on the six units that the Board has identified

Motion made by B. Blatt; Seconded by D. Winter

6/0 Passed unanimously.

Building Committee Update

Updates included:

- Catwalk Finishing - \$165,750
 - Discussed Finishing Options and Alternative Vendors
 - Committee Recommends Approving the RobMar Quote using the same finish as is on the balconies with less sand.
- Sprinkler Arrangement at West End of Hallways
 - Great Deal of Discussion Regarding Aesthetics, Rework and Administrative Costs as well as Schedule Impact.
 - Building Committee has no recommendations at this time but is exploring solutions
- Drop Ceiling Recommendation
 - Discussion primarily focused on cost and practicality
 - Committee Recommends Not Pursuing this solution
- Catwalk Entry/Exit Doors – Closing Concerns
 - A Trial Door has been Scheduled
- Catwalk Finishing
 - Committee Recommends Approving the RobMar Quote using the same finish as is on the balconies with less sand at the quoted cost of \$165,750
- Sprinkler Arrangement at West End of Hallways
 - Building Committee has no recommendations but is exploring solutions
- Drop Ceiling Recommendation
 - Committee Recommends Not Pursuing this solution
- Catwalk Entry/Exit Doors – Closing Concerns
 - A Trial Door has been Scheduled
- Stacks 1 & 14 Tiles
 - Discussion Focused on Cost and Possible Water Damage
 - Cost to Remove Tiles and Replace with Same Finish as Catwalks is \$99,960

- Concerns Remain about Water Damage. Tiles not Permitted on Balconies or Catwalks
- Committee Recommends Moving Forward with a Material Alteration Vote
- Sun Deck
 - Discussion Focused on the Most Practical Solution
 - Base Coat would be the Same Finish as is on the balconies
 - Committee would like to Evaluate a Top “Knock Down” finish ... cost and aesthetics – \$73,452
 - Knock Down Samples to be Provided
 - Committee Recommends Painting the Railing White
 - No Recommendation Regarding Finish
- Fire Hose Cabinets on Catwalks
 - A request was made for the Committee to Evaluate Replacing Fire Hose Cabinets on the Catwalk.

Question & Answer

Various questions were presented and discussed.

Adjournment

B. Blatt motioned to adjourn at 7:49 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: July 16, 2025