

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Tuesday, January 28, 2025

Rosa Yaker called the meeting to order at 6:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker and Melissa Mc Donough.

There was a quorum present.

The Meeting date and time was posted to residents, online and in elevators. Anyone was welcome to attend in person or by Zoom.

Discussion:

The purpose of the committee's meeting will include a review of the Sea Monarch By Laws and Sea Monarch Rules and Regulations and how the By Laws align with the recent Audit conducted by Donna DiMaggio Berger's (Becker Law Firm) recommendations, and FL State Statue 718 dated July 2024.

The next meeting will be scheduled for Feb 6th, 2025. We will continue the review of the By Laws and Sea Monarch Rules.

Meeting Adjourned at 8:00PM
Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Thursday, January 9th, 2025

Rosa Yaker called the meeting to order at 6:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker and Melissa Mc Donough.

There was a quorum present.

The Meeting date and time was posted to residents, online and in elevators. Anyone was welcome to attend in person or by Zoom.

Discussion:

The purpose of the committee's meeting will include a review of the Sea Monarch By Laws and how they align with the recent Audit conducted by Donna DiMaggio Berger's (Becker Law Firm) recommendations, and FL State Statue 718 dated July 2024.

The next meeting we will continue the review of the By Laws and Sea Monarch Rules.

Meeting Adjourned at 8:00PM
Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Wednesday, December 11, 2024

Rosa Yaker called the meeting to order at 6:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker and Melissa Mc Donough.

There was a quorum present.

The Meeting date and time was posted to residents, online and in elevators. Anyone was welcome to attend in person or by Zoom.

Discussion:

The purpose of the committee's meeting will include a review of the following documents: Declaration of the Creation of the condominium Sea Monarch, Articles of Incorporation, Sea Monarch By Laws and Sea Monarch Rules and Regulations and how they align with the recent Audit conducted by Donna DiMaggio Berger's (Becker Law Firm) recommendations, and FL State Statue 718 dated July 2024.

At the conclusion of this meeting, we completed the Declaration of the Creation of the Condominium Sea Monarch and the Articles of Incorporation. The committee will continue with the review process of the By Laws and Rules and Regulations after the start of the New Year.

The next meeting will be scheduled for after the New Year. We will continue the review of the By Laws and Sea Monarch Rules.

Meeting Adjourned at 8:00PM
Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Sunday, December 1, 2024

Rosa Yaker called the meeting to order at 10:00 a.m.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker

Quorum was present

Discussion:

The purpose of this committee's meeting will include a review of the following documents: Declaration for Creation of Condominium Sea Monarch Inc., Articles of Incorporation, By-Laws, Sea Monarch Rules and Regulations, and how they align with the recent Audit recommendations and Florida State Statutes. The group has determined this process will take time. Findings, updates, and changes applicable to the condo will be presented to the Sea Monarch Board in phases. Starting with the Declaration for Creation of Condominium Sea Monarch Inc.

We reviewed and edited items of the Declaration of the Condominium Sea Monarch.

Next meeting was set for Wednesday, December 11, 2024.

Meeting Adjourned at 12:00 P.M.

Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Monday, November 18, 2024

Rosa Yaker called the meeting to order at 6:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker

Quorum was present

Discussion:

The purpose of the committee's meetings will include a review of the following documents: Declaration for Creation of Condominium Sea Monarch Inc., Articles of Incorporation, By-laws Sea Monarch Rules and Regulations, and how they align with the recent Audit recommendations and FL State Statues. The group has determined this process will take time. Findings, updates and changes applicable to the condo will be presented to the Sea Monarch Board in phases. Starting with the Declaration for Creation of Condominium Sea Monarch Inc.

We reviewed and edited items of the Declaration for Creation of the Condominium Sea Monarch previously discussed in Articles 8-9 and 15.

Next Meeting was set for Sunday, December 1, 2024.

Meeting Adjourned at 8:00 P.M.

Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Wednesday, November 13th, 2024

Rosa Yaker called the meeting to order at 4:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker

There was a quorum present.

The Meeting date and time was posted to residents, online and in elevators. Anyone was welcome to attend in person or by Zoom.

Discussion:

The purpose of the committee's meeting will include a review of the following documents: Declaration for Creation of Condominium Sea Monarch Inc., Amendments and how they align with the recent Audit conducted by Donna DiMaggio Berger's (Becker Law Firm) recommendations, and FL State Statue 718 dated July 2024.

Declaration for Creation of Condominium Sea Monarch.

We reviewed and edited items of the Declaration for Creation of Condominium Sea Monarch previously discussed in Articles I-VII and addressed Article VIII and Hurricane Protection.

No additional discussions took place with the committee or owners present. These were addressed during the process of the review.

Next Meeting was set for Monday, November 18, 2024, at 4:30 p.m., changed to 6:00p.m. to follow the Sea Monarch Board Meeting.

Meeting Adjourned at 6:00PM
Minutes submitted by Angela Dickenson

Sea Monarch Condominium, Inc.
Rules and Documents Sub Committee
Meeting Minutes
Wednesday, October 30th, 2024

Rosa Yaker called the meeting to order at 3:00 PM.

Committee Members Present: David Bierman, Angela Dickenson, Judy Richman, Rosa Yaker

Others Present: Sandy, Dave Winters (Zoom) Kim Schur, Michele Silber, Karen Winter.
The Meeting date and time was posted to residents, online and in elevators. Anyone was welcome to attend.

Discussion:

The purpose of the committee's meetings will include a review of the following documents: Declaration for Creation of Condominium Sea Monarch Inc., Articles of Incorporation, By-laws Sea Monarch Rules and Regulations, and how they align with the recent Audit recommendations and FL State Statues. The group has determined this process will take time. Findings, updates and changes applicable to the condo will be presented to the Sea Monarch Board in phases. Starting with the Declaration for Creation of Condominium Sea Monarch Inc.

Declaration for Creation of Condominium Sea Monarch.

We discussed, the importance of using concise language at all times.

I. **Statement of Intent:** see handout and Strike all Developer references.

II. **Submission Statement:** (Should use or include Kaufman language)

Sea Monarch Condo Inc- a Florida not for profit Corp. formed pursuant to FL Chapter 718 and amended from time to time, a condo property owned by unit owners.

III. Definitions

We discussed the importance of reviewing and including all definitions (718.103.3) that are applicable to Sea Monarch.

We omitted Conspicuous Type and Developer and those referencing Time Share.
We need to define the following terms: Charge, Guest, Resident, Invitee

It was suggested that we review and address the voting procedures and the request for documents.

We started to review Article 8.

Meeting Adjourned at 5:00PM
Minutes submitted by Angela Dickenson