Sea Monarch Board Meeting July 21, 2025

Sea Monarch Board Meeting -**July 21,** 2025 Agenda

- Call To Order
- Roll Call
- Proof Of Notice
- Establish Quorum
- Approve Meeting Minutes
- Vote to amend the Declaration language in Sections 11,12,13, and 15.
- Discussion on Catwalk Finishing
- New Security Camera Server
- Pollution Policy Insurance Renewal
- Discussion of Window Tint
- Animal Rangers Quote
- Open Discussion
- Adjournment

Sea Monarch **Board** Meeting -July 21, 2025 Meeting Minutes -**Approval**

Motion to Approve Minutes from BOD Meeting – 7/15/2025

Board Questions / Comments

Member Questions / Comments

7/21/2025

Sea Monarch Declaration of Condominium – Amendments to Sections 11,12,13 and 15

Sea Monarch
Board Meeting
– July 21, 2025
Amendment to
Declaration of
Condominium

- Our attorneys advised the Board that there are a number of issues with our documents.
- First, the way our documents are written, and the case law of Florida, our documents are still governed by Florida Statute Chapter §711. This Chapter no longer exists and was replaced by Florida Statute Chapter §718.
- Second, our documents are inconsistent with Florida Statute Chapter §718.
- Third, our documents have a great number of inconsistencies.
- Fourth, our documents are lacking in a number of requirements that are needed in running the Association
- With these sections it will allow us to more effectively collect past due assessments and HOA fees.

SECTION 11 ASSESSMENTS, AND CHARGES; LIEN AND PRIORITY, INTEREST COLLECTION

Sea Monarch
Board Meeting
– July 21, 2025
Amendment to
Declaration of
Condominium

• The attorneys recommend that we add the first mortgage language to be inline with the Statute and case law in collecting back assessments owed on property that went into foreclosure. Also, this allows for interest on past due payments up to the limit allowed by Statute.

• The statute also allows for accelerated payment requirements and for the Association to collect the rent payments on any property that is leased and behind on their assessments.

- Motion to Approve Amendment to Section 11
- Board Comments
- Owner Comments
- Roll Call Vote

SECTION 12 - LIMITATION ON LIABILITY OF UNIT OWNER

 Changes in this section are grammar, word choice and definitions.

Sea Monarch Board Meeting – July 21, 2025 Amendment to Declaration of Condominium No Substantive changes.

- Motion to Approve Amendments to Section 12
- Board Comments and Questions
- Owner Comments and Questions
- Role Call Vote

SECTION 13 - COMPLIANCE AND DEFAULT, NON-ASSESSMENT

Sea Monarch
Board Meeting
– July 21, 2025
Amendment to
Declaration of
Condominium

• Our attorneys recommended these changes to be in-line with Florida Statute Chapter §718. The language suggested is from Florida Statute §718.303. The language sets up the maximum amount of fines allowed per violation and the amount allowed in the aggregate. It also sets up the procedures for levying a fine.

- Motion to Approve Amendments to Section 13
- Board Comments and Questions
- Owner Comments and Questions
- Role Call Vote

SECTION 15 - GENERAL CONDITIONS, COVENANTS AND RESTRICTIONS

Sea Monarch
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Amendment to
Declaration of
Condominium

- Currently, no business is allowed within a unit. With home offices and work via the internet, the Attorneys and the Committee believed we need to allow this type of business. However, in order to limit what business can be completed on the Association property, common elements and within the unit. We limited the business to that which does not cause a level of noise, odor, traffic, debris or other activity inconsistent with residential use.
- Motion to Approve Amendments to Section 15
- Board Comments and Questions
- Owner Comments and Questions
- Role Call Vote

Sea Monarch BOD 7/21/2025 – Catwalk Finishing





- Building Committee Recommended Approving RobMar Quote \$165,750
- RobMar Proposed Same Finish as Balconies
- Some Owners Recommending Darker Color with Lass Sand
- Third Option is to Finish with "Knock Down" Coat Same Color as Current Additional \$75,000

Replacement of Security Camera Server

- Current Server "Crashes Weekly
- In Non-SIRS Report with 0 Life for \$36,050
- Cost for Replacement = \$5,175

Sea Monarch BOD 7/21/2025 New Security Camera Server

Sea Monarch BOD 7/21/2025 Polution Policy Renewal

Renewal of Pollution Insurance Policy

- Motion to Approve Renewal of Pollution Insurance Policy at \$27,802 for 3 Years
- Board Comments and Questions
- Owner Comments and Questions



Limit, Premium and Coverage Options Schedule

l.	Coverage Parts	Option 1	Option 2
	A Remediation Expense and Liability Coverage -	\$1,000,000	\$1,000,000
	On-Site Contamination	Per Contamination Incident	Per Contamination Incident
	B Remediation Expense and Liability Coverage -	\$1,000,000	\$1,000,000
	Off-Site Contamination	Per Contamination Incident	Per Contamination Incident
	C Claims for Bodily Injury and Property Damage	\$1,000,000	\$1,000,000
	Resulting from Contamination	Per Contamination Incident	Per Contamination Incident
	D Non-Owned Locations - Bodily Injury, Property	Not Offered	Not Offered
	Damage, and Remediation Expense		
	E Transportation	Not Offered	Not Offered
	F Image Restoration	\$250,000	\$250,000
		Per Contamination Incident	Per Contamination Incident
Г	Total Policy Aggregate Limit	\$1,000,000	\$1,000,000
II.	Self-Insured Retention	\$25,000	\$25,000
		Per Contamination Incident	Per Contamination Incident
III.	Policy Term	One Year	Three Years
IV.	Coverage Premium	\$ 15,164	\$ 27,296
	Terrorism Additional Premium	\$ 281	\$ 507
	Total Premium	\$ 15,446	\$ 27,802





Sea Monarch BOD 7/21/2025 **Polution Policy** Renewal

Renewal of Pollution Insurance Policy

 Motion to Approve Pollution Insurance Policy Renewal for 3 Year Term at \$27,802

Board Comments and Questions

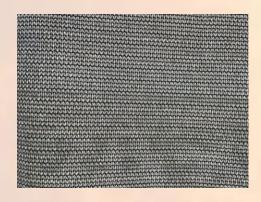
Owner Comments and Questions

Sea Monarch BOD 7/15/2025

Installation of Sun Block Fabric



 Board Approved Sun Block Fabric Purchase and Installation at the 7/15/25 Board Meeting



 Project is on Hold pending Evaluation of Window Tinting Alternative

 Board will Finalize Decision Once Research is Complete

Sea Monarch **BOD** 7/7/2025 -Animal Rangers Quote

- Bird Deterrent Installation
- Animal Rangers will install a single or a variety of different bird deterrent at the listed property.
- Deterrent is designed to reduce or eliminate bird activity in the local area.
- Days of use: 30 days
- Technician will return once per week or as needed to maintain deterrents
- Deterrents to be installed: Face and eyes x 2-4
 Reflector x 2-4 Predator x 1
- Installation Cost = \$1,289

Sea Monarch **BOD** 7/7/2025 – **Animal** Rangers Quote

- Monthly Deterrent Control
- Animal Rangers will maintain and control the use of previously installed bird deterrents.
- Deterrents will lose effectiveness over time unless they are regularly maintained, inspected, moved, and replaced on occasion.
- In the event that the birds begin to re-occupy the listed areas Animal Rangers would be able to manually remove the birds through Bait treatments, Trapping, Nest removal, or Hazing at a discounted rate while on the Monthly Deterrent Plan.
- Should any of the deterrents be damaged, lost, stolen, or destroyed, Animal Rangers will replace that occurrence at material cost plus a small installation fee. Animal Rangers may also replace certain deterrents at will with no additional fee if deemed necessary by the technician based on performance.
- Service frequency: 2 times per month
- Monthly Cost = \$289

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Sea Monarch **BOD** 7/7/2025 -**Animal** Rangers Quote

- Motion to Approve Animal Rangers Quote of \$1,289 Installation Cost and \$289 Monthly cost (no cost in 1st month).
- Board comments and Questions
- Owner Comments and Questions



Sea Monarch Board Meeting – July 7, 2025





Other Topics

Questions / Discussion

7/21/2025

