

**Sea Island South****Budget Meeting of the Board of Directors Meeting Minutes**

**Date:** October 22, 2025

**Time:** 6:00 PM

**Location:** Sea Island South Meeting Room 750 Island Way. Clearwater FL 33767

1. **Call to Order by Presiding Officer:** Jena Hutton, President at 6:06 PM
2. **Proof of Notice** was established: September 17, 2025
3. **Quorum:** Established: Attending were Jena, Jill, Adrienne (Via Zoom), Reed, David Tyler and Susan from AmeriTech.
4. **Owner Votes:** Jena announced that have received 24 Proxy votes on the budget for 2026 and asked for the vote counts. Susan noted what we have 23 “Yes” votes and 1 “No” to waive full funding of the 2026 Budget. Reed moved that we approve, David seconded. Whole board approved and motion passed. Jena noted that we are fully funded for our SIRS, and more funded for our non-SIRS because we have more money in the budget. She also noted that we did not fund sealcoating because the next time we have to do anything in the parking lot, it is going to be for paving not sealcoating. Also, we did not put money into the pier since it is brand new. The other thing we did not fund is the generator. We would have to fund this for the year which would raise our condo fees to 1440 a month. We have talked about the generator for years. When it does need to be replaced, the cost will be a special assessment. We also added 3% to each item of the budget as an inflationary buffer.
5. Jena called to adjourn the meeting at 6:11PM.

**Board of Directors Meeting Minutes**

**Date:** October 22, 2025

**Time:** 6:00 PM

1. **Call to Order by Presiding Officer:** Jena Hutton, President at 6:06 PM
2. **Proof of Notice** was established: October 20, 2025
3. **Quorum:** Established: Attending were Jena, Jill, Adrienne (Via Zoom), Reed, David Tyler and Susan from AmeriTech.
4. **Action:** Jena made a motion to waive the reading of and approve the minutes from the board meeting held August 28, 2025, and the Budget meeting September 3, 2025. The motion was seconded. Motion carried.
5. **Board Officer Reports: Treasurers Report: Jill Ball**

As of September 2025, For the current month we budgeted \$18,133. We expended \$22,464.84. We are over budget \$4,331.84 for the month. Year-to-date budget was \$163,197.17. \$176,030.19. We are over budget for the year \$12,833.19. Good news is that because insurance is about 40K less than anticipated. That will help offset the deficit. No one is in accounts in arrears. The water bill is about \$600-800 a month over budget, due to the ongoing water leak. Jena described how the diver, checking for leak found

area around one light was sucking hundreds of gallons of water out of pool. The leak was repaired. Will not see any water bill change until November.

6. **Building and Maintenance Updates:**

**Jena addressed the slurry tank issue:** We fully expected to have it done by now. The main driver for the delay is the City of Clearwater. Alex has been given the run around by the permitting department. They are in temporary quarters. Nothing is going to be done with the pool to interfere with the use of the pool until we are ready to install the Slurry Tank. We have a ballpark date of a week plus the five weeks need to complete the tank (fabrication). We think the installation will take ten to fourteen days. Jena reiterated the policy on the pool heaters as that is a continued question. The policy is posted on the back hallway.

**Fireline Leak:** We have had multiple vendors here. We terminated our contracts with Piper and Century Fire. We have hired a new company, Skyway Fire Protection. They are taking over all of our regular scheduled maintenance. They are the ones who found the leak, they are the ones who fixed the leak. They have fixed a number of other items that were attached to the whole leak process such as worn and non-working pieces. We have brought the fire detection system up to the best system it can be. We avoided a 30K re-pipe. We got all this done for under \$7,000.

**Carport roof leaks:** Reed explained that we have had multiple bids to have the leaks addressed and we keep getting inflated bids. We are looking into it further. Jena explained that we want to narrow the scope of work as companies want to do the entire roof. Reed is going to address with most recent vendor to see if we can take care of the one issue—the leaks.

**Roof Noise:** David Tyler explained we have increased noise on the roof. We have addressed three different issues: (1) Soundproofing; (2) we have taken steps to reduce metal to metal touches from AC's on a case-by-case bases. To date we have done about eight of the air-conditioners; (3) some of the units are very old, but owners do not yet feel they are ready to replace. Some owners asked if the turbines were causing noise. Jena addressed that some screws may need tightening.

Dave said Bob Rutherford has offered advice. Jena assure we are not giving up but it can take time with different contractors and the intervals between contact, examination and action.

**Dumpster Hallway:** Reed noted that we are looking at replacing the vinyl floor in the hallway. They will replace with an epoxy floor. We have one bid and are waiting on a second. Jena noted that we have to find something that will hold up. We are waiting for a bid from Munyan, but Susan notes that the representative has been out with surgeries. Jill asked if we could get someone else from Munyan. Susan said we will reach out again.

**Landscaping:** Jena noted that most of the dead material is gone. We are only waiting for some of the area by the pool where the leak was repaired. Jena also printed a document with descriptions and pictures of the proposed plantings. They will not start until November 1. Will be done in stages. The thing we liked about Ginko is the appropriateness of the plantings in term of salt and wind resistance. She also explained that we are not going to buy huge plants due to cost. We should have good growth in a

year. Adrienne explained that the guarantee is limited and that so called “acts of God” are not covered but everyday causes, such as failed plant are covered. Jena noted that Charlie from Ginko is coming again for a walkthrough with board members.

**Refrigerator:** The new refrigerator is and up and running.

**7. Old Business:**

**Laundry Facility:** David still trying with due diligence. Two bids, similar in cost. Cost will be about \$40 per machine per month and trying to assess best product and plan that will not be a burden on the association.

**8. New Business:**

Reed discussed the maintenance shed window which needs replacement. Because we are a commercial building, we need a licensed contractor who will have to pull a permit and a hurricane window. The window is the only source of light and air in the room. Reed called five or six companies with mixed response. One company noted that they will only come out to bid a minimum three windows. Susan will reach out to Tampa Bay Remodeling as they come highly recommended.

**9. Owner Comments**

- Joann Schuler asked about elevator noise.
- Elevator worker is in process of replacing all the rollers. He is going to repair.
- Josephine noted that now that snowbirds are returning, owners should remind guests not to park in homeowners’ uncovered spots. She suggested that we send a reminder to owners to advise guests to park in appropriate spots, and if full, on the street.
- Tony noted issue with interior hall lights. Jena replied that interior hall lights out need to be replaced by the board. Please email Board if you see a light that needs replacing.
- Reed noted that we are in the process of replacing all the interior light bulbs, so they are the same.
- The microwave issue. There was a misunderstanding as to whether there was a microwave left in the community room. It was disposed of, but the board has learned that it belonged to the association, but no board members were aware if this. Reed noted it was a mistake, and board will replace it.
- Jena and Jill each described closets stacked with items that people have “donated” as well as some out of date, rarely used older decorations. Many said that the items should be tossed. A discussion ensued that a committee should cull the items.

**10. Set next Meeting Date:** Jena noted that we have fulfilled the requirements for the third quarter meeting. Next meeting is the annual members meeting scheduled for Tuesday, February 24, 2026.

**11. Meeting Adjourned. 7:09 PM**