

**Sea Island South  
Special Assessment Board of Directors Meeting Minutes**

**Date:** May 14, 2025

**Time:** 6:00 PM

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

1. **Call to Order by Presiding Officer:** Reed Braden (Treasurer)
2. **Proof of Notice:** Established: May 13, 2025
3. **Quorum:** Established: Attending were Reed Braden, Adrienne Capone via Zoom, David Tyler via conference call and Kim Paulson, Ameri-Tech Property Manager.
  
4. **Reed Braden** announced that Board would take questions on the Special Assessment to rebuild our slurry tank filtration system. Regular Meeting will follow. Reed described the need for rebuilding the slurry tank filtration system to bring our system up to code. The project will include a larger slurry tank and bigger filters. Reed stated that we're going to move the gas lines to relocate our pool and heating equipment and that we are also going to raise our electrical sub panel a lot higher to get it up above the floodplain.
  
5. **Kim Paulson** explained that the total cost of project is \$64,207 including contingency. The available funds on hand we have for this project are \$7,200 from the pool and favor reserves, \$11,145.83 from our interest account, and we're taking \$10,000 from deferred maintenance. So that total funds available, we will be using is \$28,345.83, which leaves a shortfall of funds of \$35,861.17.

That's why it's required that we propose a special-assessment and it comes out to \$1,156.81 per unit. Payment is due July 1. Kim explained that there will be no coupons as this is a one-time assessment.

6. Reed moved to approve this special assessment for rebuilding our pool filtration system in the amount of \$35,861.17. Adrienne seconded; motion carried.
  
7. Reed moved to adjourn the meeting. Adrienne seconded. Meeting adjourned at 6:04 PM