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Sea Island South Board of Directors Meeting Minutes (Revised 4-8-25)

Date: March 5, 2025

Time: 6:00 PM

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

- **Call to Order by Presiding Officer:** Tony Driver, President, at 6:00 PM
- **Proof of Notice:** Established: February 28, 2025
- **Quorum:** Established: Attending were Tony Driver, David Tyler, Reed Braden, Joanne Schuler, Adrienne Capone via Zoom, and Kim Paulson, AmeriTech Property Manager
- **Action:** Waive Reading of and approve Minutes from Board Meeting held on 12/11/14 and Budget Surplus Meeting held on 1/20/25. Tony moved to approve
- **Board Officer Reports**

Treasurer's Report -Reed

- Reed explained that there was no report available until March 10. Report will be addressed next meeting

Building Maintenance Report – Reed

- Update on Dock Replacement: Materials are on site. Project in progress
- Leak in Fire Line: Sonar Bonar had to cancel due to high winds. Test will be rescheduled
- Leak in Pump Room Roof: We had one bid—company backed out. Ameritech seeking new bids
- Update on Slurry Tank Bids: We have one bid, waiting on second
- Update on Landscaping: Cut Rite bid is high. Ameritech has two other bid requests

6. Old Business:

- **Update on Laundry Room Bids:** Board examining bids. Sandy Huston suggested we buy our own and Jill thought we might use honor system. Others thought it is worth polling people in the unit to see if they want/ need laundry Adrienne will send out survey.
- **Eighth Floor Noise Issues update:** Acoustical engineer needs to be contacted. Owners discussed the turbines and the noise from them. Jena explained how roofers tried to mitigate. Another owner spoke about vibration sound. Reed said they will reach out to engineer to get information

7. New Business

- **E-mail request from Unit 101 owner:** Tony read an email from Ed Bogacki, owner of Unit 101; in email, Ed asked if he could rent the unit to approved occupant(s) for one year or if owners are interested in

buying the unit. Owners discussed. SIS by-laws require 75% approval of owners (23units) to change by-laws. One owner suggested that we allow a reduction in HOA fees for Unit 101 so that it would be easier to sell their unit. Another owner reminded the board and owners that the association spent a year in litigation and thousands of dollars in legal expense to settle the issue of Unit 101 being allowed to pay less than 100 % HOA fees. The settlement stipulates that Unit 101 will pay the same HOA fees and special assessments as all other owners in compliance with our governing documents. To change the percentage of ownership in the documents to allow one unit to pay less would require a 100% vote of all owners and would mean that the remaining 30 owners would pay more to make up the difference in revenue.

In addition, SIS does not have the funds to purchase unit.

8. **Kim Paulson noted** that we had not carried the motion to approve minutes of 12/11/14 and Budget Surplus Meeting held on 1/20/25. **Action:** Tony moved again to approve the minutes. David Tyler seconded the motion. Minutes were unanimously approved

9. **Date of Next Board Meeting: Wednesday, May 14, 2025 6:pm.**

10. **Adjourn Meeting:** Tony made a motion to adjourn, and David seconded. Meeting was adjourned.