

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

Date: May 14, 2025

Time: 6:05 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** was established: May 12, 2025
3. **Quorum:** Established: Attending were Reed Braden, Adrienne Capone via Zoom, David Tyler via conference call and Kim Paulson, AmeriTech Property Manager.
4. **Action:** Reed Braden, Treasurer made a motion to waive the reading of and approve the minutes from the board meeting held March 5th 2025. Adrienne Capone seconded. Motion was carried
5. **Board Resignations:** The Board voted to accept the resignation of Joanne Schuler, effective March 24, 2025; Board voted to accept the resignation of Tony Driver, effective May 1, 2025
6. **Appointment of New Board Members:** The SIS IV remaining Board members moved to appoint Jena Hutton and Jill Ball to the Board to fill remaining seats Reed asked Jill and Jena to join the Board officers. He then turned the meeting over to Jena Hutton

Board Officer Reports

7. **Treasurer's Report** -Reed explained overbudgets and noted there are no units in arrears.
8. **Building Maintenance Report – Reed**
 - Slurry tank work will begin first week in July; The owner of the company, Alex, expects the pool to be down one to two weeks. The pool will have to be drained just below the line of the filtration system
 - Dry wall repair is done on the 801 ceiling outside the main door
 - Leak in Fire Line: Sonar Bonar Called and still deciding best way forward.
 - Eighth Floor Noise Issues update: Sound engineer sent on 8th floor. Problem identified and waiting for report. Vibration from compressors on the stands carry it down into condominium.
 - Laundry Room Update—a couple of options still exploring best and most economical.
 - Generator review was just completed and came back with no problems

- Discussion ensued about putting AC on while using laundry room. GFI plug needed a reset, remote is working. Reed noted AC should be turned on when using to avoid build-up of moisture.

9. Old Business:

- Allowing rentals: Jena Described the results of the survey: Twenty-Six (26) people out of the 31 homeowners responded. Eleven (11) homeowners responded yes to allow rentals, and 15 owners responded no. Five people obviously did not respond, otherwise we would have full 31. But the threshold to change the documents is 23 yes votes to allow rentals in the building. There is not enough interest to go forward with a document change.

10. New Business:

- Jena: Stated that we terminated our maintenance person and that she was on a 90-day probation with her employment. And after approximately 30 days, it was determined by the board that she was not a good fit for our community
- The Board has created an updated and comprehensive scope of work to be done by a future cleaning service. Board members sat down with AZPro Cleaning, a family-owned business that will be giving us a bid. Two other companies Up Cleaning, and Kelly Hasbrouck were contacted. Randy Ball is familiar with AZ's work. Jena reminded owners that we may have "sticker shock" based on current pay-rates for cleaning service. Missy will continue with the pool. SIS is currently paying Wilbur \$540 a month to move the trash and recycling, and this charge will be eliminated once a new maintenance service is hired.
- Missy is currently doing other maintenance duties (pest control, vinegar in the AC lines, testing generator, etc.) on a three-month contract.

Member Questions and discussion

- Jill described issues with AC systems and the issue of who will ensure that the systems have a monthly vinegar treatment. She and Randy ran into a major problem with theirs, noting that vinegar should be used twice a month and everyone should do it. Jena noted that it is critical that this is done on a regular basis. Jena noted that in talking with a regular cleaning company, that the treatment can be performed by them as well. Missy is contracted to do this once a month for now.
- Jena explained that we are seeking an all-round crew that can give us these services in one package. She noted that a cleaning company that has their own insurances and payroll, we could save \$1,500 a year in payroll. Because they have their own insurance and bring their own cleaning products which is also a savings. Jena reiterated that we will never find another Missy and that a cleaning company is the way to go.

11. Next SIS Board meeting: Meeting will be scheduled for August 20th, 6PM in the Community Room. Jena noted that since insurance renewals will be in September, we may have to adjust due to insurance workshops etc.

12. Motion to adjourn: Jena made a motion to adjourn, and Adrienne seconded.

Reorganizational Meeting

Time: 7:05 PM

Action:

Officers were nominated and voted on: The new board officers are as follows. Jena Hutton, President. Reed Braden, Vice-president. Adrienne remains as secretary. Jill Ball resumes her position previously as treasurer. David Tyler is going to be our director at large.

Adjournment: Jena made a motion to adjourn the meeting. David Seconded. Meeting adjourned.