

Sea Island South Condominium IV 2026 Annual Meeting And Election of Directors

Date: February 24, 2026

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 6:01 PM
2. **Proof of Notice** was established: December 22, 2025
3. **Quorum:** Established: Attending were Jena Hutton, Jill Ball, Adrienne Capone, Reed Braden, David Tyler and Susan Ables from AmeriTech.
4. **Action:** Jena made a motion to waive the reading of and approve the minutes from the last Annual Meeting held February 19, 2025. The motion was seconded. Motion carried.
5. **Board Officer Reports: Treasurers Report: Jill Ball.**

Jill reported on the association's financial status, noting a surplus of \$36,000 in 2025 due to lower-than-expected insurance premiums, which was allocated to reserve accounts for future projects. For 2026, the budget decreased to \$456,000, with monthly HOA fees reduced by \$47.00. All mandated SIRS reserve accounts are being fully funded. All non-mandated reserves are being funded except for the generator, which is still functioning adequately despite its age. Jena emphasized that going forward the board will need to manage association needs prudently, as we can no longer expect to receive a surplus from lowered insurance rates.

6. Property Maintenance Updates:

- **David Tyler** reported on two ongoing projects: addressing roof noise issues and elevator room soundproofing. For the roof noise, metal to metal contact has been eliminated between the condensers and the metal AC stands. Next steps are testing new vibration reducing brackets, which Bob Rutherford provided.

For the elevator room, Florida Soundproofing will be installing sound and heat reducing insulation to the walls on March 5th to reduce noise and protect electrical controls from heat damage. This should reduce the wear and tear on the window AC unit during the summer and provide mitigation of the elevator noise.

- **Landscaping** David provided an update on landscaping maintenance at the property. We are working with Ginkgo to replace dying sod and have addressed issues with the sprinkler system. The property has also seen improvements including new landscaping, rebuilt sprinkler boxes and new controls for the irrigation system.. A meeting with the Ginkgo is scheduled for March 4th to discuss concerns about dying palms behind the grill, the watering schedule, etc.
- **Other Property Maintenance.** Reed announced that we have replaced the maintenance shed window, which has been broken for years. The new window is hurricane rated and has a matching bronze frame to coordinate with the rest of the building,

All the lights in the carports, pool area and security lights around the building have been replaced with new, brighter LED's and our exterior is much brighter now.

A new epoxy floor will be installed in the back dumpster hallway and dumpster room on Feb 26th. This will replace the vinyl flooring which is popping up and has become impossible to maintain. It was decided that an epoxy floor would be durable enough to withstand the wear and tear of the dumpster and be easy to clean and maintain as well as much more attractive.

- **Pool Updates:** Jena discussed the upcoming delivery of a slurry tank scheduled for April 1st, which will require a 7-10 day pool shutdown. She highlighted the significant water savings after it was discovered that an underwater light was leaking massive amounts of water. Since the leak was repaired, the pool's water usage dropped from \$1,800 to \$222 per month
Fire Systems: Jena also provided an update on fire protection system maintenance, explaining that Skyway has been performing well in replacing and inspecting components, though they are still investigating recurring issues with the jockey pump cycling every 12 minutes.

7. New Business

Year End Review:

Jena provided a year-end review highlighting significant building improvements, including the **complete rebuild of the dock** after hurricane damage, with new composite materials and built-in benches. The new dock was built without needing to have a special assessment.

She noted that **Alberto and his team** have been instrumental in maintaining the property, with Alberto taking on additional responsibilities such as generator testing, overseeing inspections, and managing pest control.

Jena praised Jill for her efforts in facilitating the transition from Missy to Alberto. The need to consult with Missy at an hourly charge has significantly been reduced. The building's maintenance and cleanliness had significantly improved under Alberto's management.

Elevator maintenance issues have been resolved with Kenny, with whom we now has a direct line of communication, which should result in better and quicker service. Kenny has been

diligently replacing worn parts and the elevator is quieter than it has been in the past year. Jena noted that the vendor, RightWay, has been reliable and their contract has only increased modestly over the years. Currently, there is no plan to seek a new vendor for our elevator maintenance.

Jena discussed repairing a significant leak in a cast iron pipe from the second floor into the dumpster room, necessitating quite a bit of drywall work to replace the ceiling in the dumpster room.

Plans were announced to start to assess the condition of the building's cast iron drain system, using a company that previously worked on these types of projects in other buildings on the island. She emphasized the need to be proactive in investigating and budgeting for potential pipe relining work in the future.

Also mentioned was that our renewal of the **Spectrum contract** three years ago is giving us excellent value for the \$45 per month (included in your monthly HOA fee) and now includes many streaming premium channels for no additional cost.

New owners will be moving into Unit 401 on March 27th, with two brothers and their significant others planning to use the unit seasonally. Please say hello and welcome them to the building.

In conclusion, Jena emphasized that the board has taken action throughout the year to streamline the maintenance of the building by building a team of vendors that are responsive, fairly priced and familiar with our building. Susan has helped tremendously in this regard as she has brought many new vendors to us who have been upgrades to the ones we were using previously. The goal is to make maintaining the building easier and less complicated than it has been in the past. Building relationships with contractors takes time, but is well worth the effort.

Jena also thanked the board for their hard work this year, tackling numerous projects and working together as a team. She especially

mentioned Jill and David for being eyes and ears on site as she, Reed and Adrienne are not full time residents.

Announcement of New Board

This year there were two seats available on the board. Both Jena and Jill applied to fill the seats and therefore, no election was held and they were appointed by proclamation.

Jena Hutton and Jill Ball will serve two year terms (2026-2028) and the remaining board members' (Reed Braden, David Tyler and Adrienne Capone) terms will expire in 2027. At the end of 2027, there will be three board seats open.

Board members state that they have read and agree to abide by association documents.

8. Open Forum:

One owner explained that they were having connectivity issues with Spectrum WIFI. Because not all have issues, the owner was referred to Spectrum for updated modem.

9. Next Meeting Date: Scheduled for Tuesday, May 12, 2026.

10. Motion was made to adjourn. The motion was seconded. All members voted to adjourn at 7:11PM.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING

1. Jena called the meeting to order.

2. Motion was made to keep board members in the same officer positions.

3. Officers will be:	Jena Hutton	President
	Reed Braden	Vice-President
	Jill Ball	Treasurer
	Adrienne Capone	Secretary
	David Tyler	Director at Large

4. Meeting was adjourned.

