

**Sea Island South Condominium IV
Board of Directors Meeting**

Date: April 30, 2026

Time: 6 PM

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

1. **Call to Order by Presiding Officer:** Jena Hutton, President at 6:03 PM
2. **Proof of Notice** was established: April 27, 2026
3. **Quorum:** Established: Attending were Jena Hutton, Jill Ball, Adrienne Capone, Reed Braden (Via Zoom), David Tyler and Susan Ables from AmeriTech.
4. **Action:** Jena made a motion to waive the reading of and approve the minutes from the board meetings held February 24, 2026 and January 22, 2026. The motion was seconded. Motion carried.
5. **Board Officer Reports: Treasurers Report: Jill Ball.**

Jill presented the treasurer's report, noting that the current month's actual expenditures exceeded the budget by \$973.29, and year-to-date expenditures were over budget by \$27,619.73 due to generator repairs, elevator maintenance, and higher natural gas costs. Jena emphasized the need to understand where funds are being allocated, as the over budget situation will improve as the year progresses.
6. **Property Maintenance Updates: Jena**
 - **General Information**

Jena discussed several maintenance issues and repairs that contributed to the budget overrun including:

 - Coastal Generator -Power Outage Emergency Service Call = \$1091
 - Fuller Electric - Power Outage
 - Restore Power to Fire Pump = \$1038,
 - Repair breaker to fire pump transfer switch = \$1753
 - Transfer switch test w Skyway = \$510
 - Repairs and replacements to generator components = \$2700 (coolant flush of radiator - replacement of charger and battery cables, etc.)
 - Coastal domestic water boost pump = valve and pipe replacement = \$2300
 - Right Way Elevator - replace fans in the ventilation system = \$1550
 - Aqua-Cal - Repair to electric pool heater = \$1195 + \$235 Service Call = \$1430
 - **Pool Maintenance and Repairs**

Slurry Tank Project is completed and pool will re-open Saturday, May 2nd.

Jena provided an update, explaining that it took nearly 10 months to complete due to delays in permitting by the City of Clearwater and new Department of Health requirements to install an automatic chemical feeding systems. Jena noted that the new system, while expensive, will provide better pool maintenances, savings on chemical usage and eliminate user error.

- **Additional Property Maintenance Project Update**

Pool Door: Jena reported that the pool exit door's locking mechanism was repaired for \$195 though the system may not be permanent and a reconfiguration would cost \$1,700.

- *Propane Leak:* Jena also described an emergency propane leak discovered on April 6th near the generator, which was quickly addressed by shutting off the tank. After initial repairs to visible leaks, Suburban Propane red-tagged the tank due to an underground leak in the old copper lines, leaving the generator without fuel. The propane company could not repair the underground leak, so *Plumbing by Gus* was recommended as a potential solution, though they suggested switching to natural gas instead.
- *Generator Conversion and Replacement Options:* Jena discussed the potential conversion of our existing propane generator to natural gas, but faced challenges as the generator company could not confirm if the conversion was feasible without installing and testing the natural gas line first. She expressed dissatisfaction with Coastal Generator's monopoly and we are considering switching to Jack Joyner for maintenance and inspections, once the current generator is back online. Jena plans to obtain a bid from Jack Joyner Generator to replace our aging generator with one that would use natural gas. This would also include using natural gas for the clothes dryers and would eliminate propane gas on the property entirely.
- *Safety Priorities:* Jena addressed safety concerns in the pump room, where our fire services company have warned about unsafe storage of Christmas decorations and equipment. She announced plans to send a notice to building owners about removing personal decorations from the pump room by a date to be determined, after which items will be disposed of or donated. Jena also outlined the goal of cleaning out all storage closets in the building throughout the year, starting with the pump room and paint room.
- *Landscaping:* The landscaping work, including palm replacement and new sod has been completed, and watering schedules have been adjusted. New sod cost an additional \$1,000, an expense that is outside the contract with Gingko.
- *Elevator Room:* The elevator room insulation project was completed on March 5th, costing \$6,900, that addressed heat buildup and noise issues.
- *Dumpster Hall Floor:* The replacement of the dumpster hallway floor with an epoxy coating was completed at a cost of \$2,850.
- *Painting & Repairs:* Exterior repairs and painting by Munyan was done, including carport sidewalks, walkways, and balcony work at a cost of \$3,815.
- *Building noise update.* David provided an update on efforts to address noise issues in the building, including removing metal-on-metal contacts and enclosing the elevator shaft. The next step involves bringing in an air conditioning company to assess noisy AC units and potentially installing vibration-absorbing buffers on condensers, though this requires homeowner approval and careful consideration of warranty implications.
- *Laundry:* Adrienne provided an update on the laundry issue with Aaxon which includes a 10-year contract for two commercial Speed Queen front load washers and two dryers, with electronic payment and monitoring capabilities, though there are still details to finalize regarding gas vs.

propane dryers, as we need to get our fuel source issue solved prior to installation of the new dryers.

- Cost of wash will be \$2.00 and cost of drying will be \$1.50. All maintenance is covered by Aaxon.

7. New Business:

- 8. Pool Bid:** Jena presented two bids for a new chemical feeding system for the pool, with ASP Pools offering a full-service maintenance program at \$740 per month for three visits weekly, while JJ's Pools bid \$775 per month including chemicals for three visits. Jena recommended ASP Pools due to their broader range of expertise, including repair capabilities and experience with commercial pool systems. Jena moved to accept ASPs contract for monthly pool maintenance. Adrienne seconded, and the motion was approved.

The team answered an owner's question regarding the contract bidding processes, with Jena explaining that multiple bids are required when a contract exceeds 15% of the budget, though the board typically aims for at least two bids in order to get a good cost comparison.

Laundry: Jena moved that we accept the laundry contract from Aaxon and Adrienne seconded. Motion carried. We will notify Aaxon that we have accepted the contract and would like to move forward as soon as we know more on the propane vs gas situation. Jena noted that we will also replace stained ceiling tiles and acrylic light panels.

- 9. Next Meeting Date:** Jena proposed that we set the next meeting date for September 10, 2026, to align with insurance renewals and budget planning.
- 10. Motion was made to adjourn.** The motion was seconded. All members present voted to adjourn at 7: 38 PM.