



## SEA CLUB IV OWNERS ASSOCIATION INC.

### Board of Directors Meeting

### MINUTES

Thursday, Jan 19, 2017, 10:00 AM, Social Room

1. Call to Order – President Gil Lesko called the meeting to order at 10:00 AM. Board Members and TJW Representatives introduced themselves.
  - a. **Board members present:**  
President Gil Lesko  
Vice President June Lesko  
Secretary Bill Craig  
Treasurer John Swogger  
Director Mary Spangler
  - b. **TJW Reps:**  
Terrie Hays  
Tara Vicente
  - c. **Others present:**  
Association Atty Leanne Wagner  
24 owners (atch)
2. Approval of three previous meetings (Jul 21, Aug 18, Oct 1) and three phone conferences (15, 29 Nov, 16 Dec) minutes was moved, seconded and passed. Leanne noted that any phone conference of a quorum of the Board is a meeting requiring minutes be kept.
3. **Financial Report - (TJW)** – Terrie recapped the attached financial report and answered related questions:
  - a. Moved, seconded and unanimously passed to accept financial report.
4. **Resort Manager Report**
  - a. Gil noted the BOD is not receiving emailed comment cards as it used to do. Terrie will rectify
  - b. **TripAdvisor:** Gil asked Terrie why SC IV Tripadvisor scores are down. Terrie did not know.
5. **Board Members Report- None**
6. **Unfinished Business**
  - a. Letters preparing owners for the 2020 termination decision have not yet been sent, but when they are, Leanne urges they be paid attention to. Motion made (John), seconded (June) and unanimously passed to send the letters now. Leanne will brief status of title searches at next meeting. ACTION: Leanne

- b. Terrie had provided the Board with a 191-page Reserve Study Plan which Gil proclaimed unusable. Further action has been tabled. ACTION: Tabled
- c. Terrie is still looking for options to interrupt air conditioning on open door units Action: Terrie
- d. Gil continues wanting to attract Millenials by offering broader bandwidth. Tara is working with Spectrum (formerly Brighthouse) to increase bandwidth by rewiring in exchange for extending our contract. We will eventually adopt fiber TV at unknown cost. Action: Tara
- e. Gil's desired 3 and 5 year plans for where SC IV should be in the future remains tabled. ACTION: Tabled.
- f. Terrie and Tara still researching ways to cool the pool water. Fountains hold promise. ACTION: Terrie/Tara
- g. Shutter repair costs still growing. Terrie suggests bundling improvements with sliding door replacements. ACTION: Terrie
- h. Bathroom windows on end units continue to deteriorate. BOD consensus is to keep maintaining. ACTION: Closed
- i. Sliding doors still deteriorating. BOD consensus is to keep maintaining and delay replacement for now. ACTION: Closed
- j. Replacing laundry room hoses and a new brand of soap appears to have eliminated the need for an auxiliary cold water heater. ACTION: Closed
- k. After switching to Florida Community Bank, Terrie recommended going back to The Atlantic Bank. Motion made (John) seconded (June) and unanimously passed to do that. ACTION: Closed

#### **7. New Business**

- a. Although hurricane damage was manageable, it will cost \$12K to replace all blue canvas. Motion made (John) seconded (June) and unanimously passed to take down all Canvas now. ACTION: Closed.
- b. Gil recapped the history of the Board issuing an RFP for a SC IV management company. He invited all to attend a presentation by three RFP respondents at a session to be held on the next day, Jan 20. This will be only a listening to presentations, not a meeting. ACTION: None

#### **8. Adjourned at 1:13 PM**

#### **9. - Next Meeting (Owners welcome):**

**Thursday, Mar 16, 2017, Social Quarters**

Respectfully submitted,

Bill Craig, SC IV BOD Secretary