

SEA CLUB IV OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

Thursday, July 25, 2019 at 10:00 AM

A. Call to Order – President Gil Lesko called the meeting to order at 10:05 A.M. G. Lesko did roll call and a quorum were established.

• **The following Board Members were present:**

Gil Lesko – President via telephone

John Swogger - Treasurer

Mary Spangler - Director

(Absent: Bill Craig and June Lesko)

• **Others present:**

Danny Abboud – BOD Advisor

Michael DiPaola – SCIV Resort Manager

Scott MacGregor – ARC President

5 Owners present

B. Approval of Agenda – John Swogger made a motion to accept and approve agenda as presented, Mary Spangler seconds, motion unanimously passed.

The Board reviewed the minutes from 6/13/19, J. Swogger made a motion to approve the past meeting minutes, M. Spangler seconds, motion unanimously passed.

C. Financials – Management presented May 31, 2019 & June 30, 2019 Financials. The financials were reviewed and J. Swogger made a motion to approve the financials presented, M. Spangler seconds, motion unanimously passed.

Discussion of mailing process for paperless and other owners took place as well as a discussion of status of payments of the Special Assessment and owner responses.

D. Manager's Report – Michael DiPaola presents the manager's diary.

- Reviewed current capital projects underway and review of recent physical plant inspections. The Board accepted the report and no further actions were requested.
- The Board reviewed the RCI scores and congratulated the resort team for high marks; Michael presented the Trip Advisor Certificate of Excellence and Hall of Fame Award awarded to the resort.

Discussion of replacement of 1st floor washer/dryer; Management to price stackable coin-op W/D and options to provide ice (bagged or machine).

E. Old Business

Discussion of Guest Authorization Fee:

M. Spangler moved to institute a \$25 Guest Authorization Fee effective 1/1/2020; J. Swogger seconds, no discussion, motion unanimously passed. The Board and management agreed that this will be included in the next newsletter.

Sunset Policy: With Quorum achieved, management will follow up with Association Legal Counsel to discuss recording amendment to Declaration.

Management will provide a summary of quorum requirements for the Special Meeting, Amendment of Declaration, and impact of delinquency.

Discussion of Smoking Policy:

Mary Spangler advised she would draft a policy to encompass changes approved at prior board meeting.

Management to review process of allocation of rental of delinquent and association weeks, to determine payment of split-week housekeeping fees, OTA fees and credit card fees. Owner to receive 25%, Association to receive 50%, Management to receive 25% of net rental income.

Discussion of foreclosure and sale of association-owned weeks and weeks in foreclosure:

Management to provide list of foreclosures to the Board; Management will generate offer to owners, families & friends; include foreclosure & HOA-owned weeks, set minimum bid. Silent auction, bids accepted between begin & end dates; intervals awarded to the highest bidder; in the case of a tie, interval goes to the earliest bid offered by date of email or postmark; minimum bids to be attorney & closing costs plus premium for higher-demand weeks.

Discussion of Social Media:

Michael discussed information discussed on the unofficial "Sea Club IV" discussion forums.

J. Swogger made motion to have legal counsel review site communications and to suggest possible remedies, M. Spangler seconds; motion unanimously passed.

The board discussed the deed-in-lieu policy; the consensus was to retain the current policy and set the quota for 2020 at 20 intervals.

Owner comments:

The board confirmed that the due date for the Special Assessment is now September 1, 2019. Other discussions included bagged ice, plans for upgrading of lobby glass doors, and method of inventory auction.

Meeting adjourned at 1:10; Moved by J. Swogger; second by M. Spangler, meeting unanimously adjourned.