



Sea Club IV Board of Directors Meeting Minutes Thursday, May 17, 2018 10:00 A.M.

1. **Call to Order** – President Gil Lesko called the meeting to order at 10:00 AM. Board Members introduced themselves and a quorum was established.

- **Members of the Board:**

- President - Gil Lesko
- Vice President - June Lesko
- Secretary - Bill Craig
- Director - Mary Spangler

- **Members of Management**

- Resort Manager - Michael DiPaola
- ARC – Scott Macgregor
- SCIV Staff – Joyce Dierks

Approval of Agenda - Secretary Bill Craig announced that the meeting was going to be audio recorded for the purpose of taking minutes. Approval of previous meeting minutes for February 22, 2018 was moved by June Lesko, seconded by Mary Spangler and passed unanimously.

2. Financial Reporting

3. Capital Projects

- a. Capital projects started off presentation by Atlantic Windows Doors, LLC, on state of the art sliding glass doors. Priced ranged from \$5,800 - \$6,200 per opening depending on Emax and argon/air core.
- b. Board unanimously agreed the priority of capital projects are as follows:
 - Sliding glass doors
 - Pool deck repair
 - Cabin door locks

4. Updates/Discussion

- Bathroom remodel phase I is done, phase II to be completed.
- Blue canvas replacement being manufactured
- Second smoking area being studied
- New lamps being studied but tabled for next meeting in place USB locks
- 3 Units are in crucial need of sliding doors

Scott Macgregor proposes studying pool deck replacement. Michael DiPaola estimates \$200,000 to replace. S. Macgregor advised he will call local engineers and contractor for recommendations.

Mary Spangler made a motion, Bill Craig seconded to allow \$3,000 to be used to renovate front lobby reception desk.

5. Manager's Report

- M. DiPaola read through guest comments which were mostly favorable, few are critical.
- Trip advisor had all great reviews

6. Old Business

- Front lobby desk will be upgraded
- Roughly 32 dining room chairs are needed throughout the units. Board all unanimously agrees to replace them as needed at about \$200 per chair.
- S. Macgregor discussed financials pertaining to sliding glass doors. It has been somewhat of a challenge in finding the proper replacements for both the sliding glass doors and pool deck.
- S. Macgregor noted that the association's property insurance premium has dropped \$1,000.00

7. New Business

- S. Macgregor has refined the Employee Incentive Program as described in SCIV Policy 423.1
- Employee health insurance deductible has increased from \$2,500 to \$7,250. It has a possibility of being reduced to \$3,200 with a \$30.00 increase in premium per month. Joyce suggested giving the employees the option of paying that \$30.00.

Board were all in favor of providing that option to employees.

8. Other Business

- S. Macgregor advised that Board attorney Leanne Wagner has created an extensive mailout to owners to prepare owners for the 2020 Sunset Clause which will enable or terminate SCIV as a timeshare entity. Once approved, it will be mailed.
- Attention is needed to ensure that timeshare deeds reflect proper ownership.
 - If ownership on the deeds is anything other than an individual or a husband or wife, then a certificate will be required to identify a sole voting owner.

Adjournment – The meeting was adjourned at 12:50 P.M.