

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **Wednesday, May 22nd, 2024**

Time/Place: **4:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

Join Via Zoom

<https://vestapropertyservices.zoom.us/j/82104881144?pwd=MFhsaUdyWGhzUWdPTW14aDBlWVdydz09>

Meeting ID: 821 0488 1144

Passcode: 848104

Minutes

1. Call to Order – *meeting was called to order at 4:32pm by Robert Frechette*
2. Determination of Quorum – *Robert Frechette, Virginia Panico, Tim Fritz, Steve Marks and Richard King were present in person. Irene McDonough and Tomas Riccio were present via zoom.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gulledge*
4. Approval of April 17th, 2024 Minutes – *motion made by Virginia Panico to approve the minutes, seconded by Tim Fritz, all in favor. Unanimously passed.*
5. Financial Update – *Tim Frits and Traci Gulledge gave the financial update. Truist bank accounts are to be closed by the end of June 2024. The process for investments is being established.*
6. Manager Report - *management report given by Traci Gulledge. Traci Gulledge received email approval from Robert Frechette, Irene McDonough, Tim Fritz, Tom Riccio, Steve Marks, and Virginia Panico approving the expenditure for planting 10 new Jamaican Dogwood trees to satisfy outstanding permit. No reply from Richard King. Approval for planting said trees was given to Garden of Eden. NO PARKING WILL TOW signs being added to Double Tree access road.*
7. Committee Reports
 - a) Roofing committee update – *update given by Robert Frechette, lawsuit has been filed, may need to hire additional counsel.*
 - b) Road Committee update - *update given by Richard King, Perez Engineer has provided a proposal*
 - c) Internet committee update - *update given by Robert Frechette. Hotwire will give SeaSide a rebate for lack of services from current Broadwave contract if Hotwire proposal is accepted. AT&T did a property walk with Robert Frechette but they have not yet provided a proposal.*
 - d) Gym Committee update – *update given by Richard King. Quote for flooring to convert the existing library into the cardio gym has been received. The committee*

is gathering cost and warranty information for used/refurbished equipment to consider. Quotes from Gym Source and Life Fitness for gym equipment have been received. Richard King motions to proceed with gym upgrade with a spending limit of \$12,600 to include installation. No second made. Motion tabled. Committee to provide details and warranty information for specific equipment to be used.

- e) Landscaping committee update – update given by Traci Gullledge. Binder has been created showing weekly, monthly, quarterly, and yearly schedule for landscaping. Traci Gullledge to send copy of binder to Board.*

- 8. Old Business: *none*
- 9. New Business: *none*
- 10. Schedule date and time for next Board Meeting – *June 19th, 2024 at 4:30pm*
- 11. Owners Forum – *owners forum was had*
- 12. Adjournment – *Robert Frechette motion to adjourn at 5:33pm. meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **Wednesday, June 19th, 2024**

Time/Place: **4:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

You may also join via Zoom by following the link below

<https://vestapropertyservices.zoom.us/j/85805319334?pwd=5s65b5p8WQMbs2FAFGkU4mwZR7TAfl.1>

Meeting ID: 858 0531 9334

Passcode: 841681

Minutes

1. Call to Order – *meeting was called to order by Robert Frechette at 4:30pm*
2. Determination of Quorum – *Richard King was present in person accompanied by Traci Gullledge of Vesta Property Services. Robert Frechette, Tim Fritz, Irene McDonough, and Steve Marks were present via zoom. Virginia Panico was absent. Quorum Established.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of May 22, 2024 Minutes – *motion made by Irene McDonough to approve the minutes, seconded by Steve Marks, all in favor, unanimously passed.*
5. Financial Update – *update given by Tim Fritz and Traci Gullledge*
6. Manager Report – *managers report given by Traci Gullledge*
7. Committee Reports
 - a) Roofing committee update – *Karleene Grant updated the Board that Falby Builders has now been served with the lawsuit.*
 - b) Road Committee update – *Karleene Grant to speak to Mr. Cintron for legal advice on paying for an engineering report prior to the mediation meeting. Richard King to speak to Perez Engineering to inquire about after acceptance of the proposal how long it will take to receive the engineering report. Karleene Grant to provide the Board with the proposed Road Maintenance Agreement including an explanation of cost responsibility from each entity.*
 - c) Internet committee update – *Robert Frechette reports that an attorney is reviewing the Hotwire contract, and he is awaiting a response.*
 - d) Gym Committee update – *motion made by Tim Fritz to accept Richard Kings revised version of the Gym Source proposal. Seconded by Robert Frechette, all in favor. Motion unanimously passed.*

- e) Landscaping committee update – *Traci Gullledge reports that the landscaping committee is actively working on a priority list of landscaping and irrigation tasks. SeaSide is scheduled to have the coconuts removed and the mangrove area behind the 30s building in June. James DeKeyrel is to provide a mangrove permit report from the SFWMD.*
- 8. Old Business: *n/a*
- 9. New Business: *n/a*
- 10. Schedule date and time for next Board Meeting. – *meeting scheduled for July 17th at 4:30pm*
- 11. Owners Forum – *owners forum was had*
- 12. Adjournment – *motion made by Richard King to adjourn the meeting at 6:30pm seconded by Robert Frechette, meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **July 29th, 2024**
Time/Place: **4:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

MINUTES

1. Call to Order – *Robert Frechette called the meeting to order at 4:32pm*
2. Determination of Quorum – *present in person were Richard King, Virginia Panico, and Steven Marks accompanied by Traci Gullledge of Vesta Property Services. Present via zoom were Robert Frechette, Irene McDonough, Tim Fritz, and Tom Riccio. Quorum Established.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of June 19, 2024 Minutes – *motion to approve minutes made by Irene McDonough, seconded by Virginia Panico, all in favor, minutes approved.*
5. Financial Update – *given by Trim Fritz and Traci Gullledge*
6. Manager Report – *given by Traci Gullledge*
7. Committee Reports
 - a) Roofing committee update – *Robert Frechette reports that interrogatories have been presented, a response from Slim Engineering(a co-defendant in the case) is expected in August.*
 - b) Road Committee update – *Vote on temporary repair to SeaSide Dr – motion made by Richard King to accept the Toppino Road Repair proposal, seconded by Virginia Panico. All in favor apart from Tim Fritz who is opposed. Motion passed.*
 - c) Internet committee update – *Vote on Hotwire proposal – motion made by Virginia Panico to accept Hotwire proposal, seconded by Richard King, all in favor, unanimously passed. Approval to share owner roster with Hotwire.*
 - d) Gym Committee update – *approval of equipment purchase has been made, Committee working on gym flooring quotes.*
 - e) Landscaping committee update – *Vote on Buttonwood replacement – quote is within Property manager's spending limit, approved by Board. When invoice is received Traci Gullledge to speak to OceanWalk*
8. New Business:
 - a) Vote on Management Contract – *Robert Frechette searched for new management company and received four proposals. One of the proposals recanted the offer to manage. CAC will stay on budget for the remainder of 2024 and is the recommendation of Robert Frechette that the Board accept the proposal. Virginia*

Panico motions to have the management contract reviewed by an attorney, seconded by Irene McDonough, all in favor, unanimously passed.

9. Old Business:
 - a) Vote on Revised Rules and Regulations – *Motion made by Irene McDonough to approve revised Rules and Regulations, seconded by Steven Marks, all in favor, unanimously passed.*
10. Schedule date and time for next Board Meeting. – *next meeting scheduled for August 21, 2024 at 4:30pm*
11. Owners Forum – *owners forum was had*
12. Adjournment – *motion made to adjourn by Virginia Panico, seconded by Robert Frechette, all in favor, meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **August 21st, 2024**

Time/Place: **4:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

You may also join via Zoom by following the link below

Join Zoom Meeting

<https://vestapropertyservices.zoom.us/j/82581460608?pwd=hpMm8BpFw81s5hNmACCTIX4aWnx5zw.1>

Meeting ID: 825 8146 0608

Passcode: 067871

Minutes

1. Call to Order – *meeting was called to order by Robert Frechette at 4:32pm*
2. Determination of Quorum – *Robert Frechette, Irene McDonough, Tom Riccio, and Steve Marks were present via zoom. Virginia Panico and Richard King were present in person accompanied by Traci Gulledge of Vesta Property Services. Tim Fritz was not present.*
3. Proof of Notice of Meeting – *proof of notice provided by Traci Gulledge*
4. Approval of July 29, 2024 Minutes - *motion made by Richard King to approve minutes, seconded by Virginia Panico, all in favor, unanimously passed.*
5. Financial Update – *given by Traci Gulledge*
6. Manager Report - *given by Traci Gulledge*
7. Committee Reports
 - a) Roofing committee update – *depositions from SeaSide to begin soon*
 - b) Road Committee update – *no update*
 - c) Internet committee update – *Phase 1 of set up will begin Monday August 26th, 2024 beginning with Hotwire equipment installation in the Clubhouse and bringing hotwire connections to each garage. South side scheduled week of August 26th, 2024 North side scheduled week of September 2nd, 2024*
 - d) Gym Committee update – *awaiting flooring from Home Depot*
 - e) Landscaping committee update – *bushes along access road to Oceanwalk replaced. Traci Gulledge to submit invoice to Oceanwalk.*
8. Old Business: *none*

9. New Business: - *Mold growth on Balconies. Steve Marks indicates it maybe an issue with gutter installation and Traci Gullede is to reach out to RainSavers and inquire about a gutter inspection.*
10. Schedule date and time for next Board Meeting. – *September 18th, 2024 at 4:30pm*
11. Owners Forum – *owners forum was had*
12. Adjournment – *motion made by Virginia Panico to adjourn, seconded by Richard King, meeting adjourned at 5:45pm.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: September 18th, 2024
Time/Place: 4:30pm at the
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

You may also join via Zoom by following the link below

Join Zoom Meeting

<https://zoom.us/j/97328102026?pwd=wVk6zMtU03PMOrHPt7BXSyUnaqRCCfm.1>

Meeting ID: 973 2810 2026 Passcode: 689854

Minutes

1. Call to Order – *Robert Frechette called the meeting to order at 4:30pm*
2. Determination of Quorum – *Richard King, Virginia Panico, and Steve Marks were all present in person accompanied by Traci Gulledge, Jose Wenzel, and Pat Labrada from CAC. Irene McDonough, Tom Riccio, and Robert Frechette were present via zoom.*
3. Proof of Notice of Meeting – *Proof of notice given by Traci Gulledge*
4. Approval of August 21st, 2024 Minutes – *Motion made by Irene McDonough to approve minutes, seconded by Virginia Panico, all in favor, unanimously approved.*
5. Financial Update – *Financial update given by Traci Gulledge*
6. Manager Report – *Management Report given by Traci Gulledge*
7. Committee Reports
 - a) Roofing committee update: *-Robert Frechette reports that the lawsuit with Falby Builders and Slim Engineering has been combined into one lawsuit. The expected timeframe for lawsuit is 12-18 months. Updates will be available to view online, Traci Gulledge to send instructions on how to check online updates upon receiving instructions on how to do so.*
 - b) Road Committee update: *- Robert Frechette reports that Salt Ponds and Mr. Cintron have revised the Road Maintenance Agreement and SeaSide should be receiving a copy of the revisions by the end of September 2024. An agreement was made by all parties that Perez Engineering will provide an engineer report for repairs of SeaSide Drive and all entities in the community are to share the cost of the engineering report.*

- c) Internet committee update: - *Traci Gullledge reports that Hotwire has completed installation of fiber internet wiring into each individual unit (with the exception of units #43, and #61)*
 - (1) Placement of Hotwire Pod Discussion – *Hotwire equipment is to be stored in the back of the South Court.*
 - d) Gym Committee update: - *Richard King reports that the new gym flooring has been delivered. The fitness equipment deposit was received and the new equipment is on route to Miami. Once the flooring has been installed Fitness Source will deliver, set up new equipment, and dispose of broken and unused equipment. Projected completion date is by the end of October 2024. Gym expansion stayed well under budget.*
 - e) Landscaping committee update: - *Traci Gullledge reports that permits to remove the tree between 84&85, and the tree in front of 76 have been approved she will be scheduling the removal of the trees and stumps. CAC is investigating and actively fixing irrigation leaks.*
- 8. Old Business: - *none*
 - 9. New Business:
 - a) Introduction to CAC - *Jose Wenzel and Pat Labrada from CAC introduced themselves to the audience in attendance. Traci Gullledge sent a CAC introductory letter email blast to the owners.*
 - b) Plans for a gutter presentation: - *Steven Marks explained a situation with the possibility of the gutters at SeaSide not being properly installed after an inspection was completed with A Plus roofing. CAC has attempted to contact Rainsavers to schedule an inspection as Rainsavers was the company that installed the gutters in 2016. A Plus roofing reports the flashing is installed incorrectly and could be a cause for water intrusion. The Board advises that an architectural inspection needs to be completed to advise on the proper installation of the gutters. CAC to check for permits and inspectors, and determine what triggers a claim for a latent defect, the installation date or upon discovery of the defect.*
 - c) Certificate of Deposits: - *Virginia Panico created a form to send to banks to inquire about CD and money market rates. She provided names and emails for eight banks to send the form to. Robert Frechette suggested that Tim Fritz and Blake Oropeza discuss and determine how much money needs to stay in the operating and reserve accounts.*
 - 10. Schedule date and time for next Board Meeting. – *Motion made by Richard King to hold the meeting at 5:30pm, seconded by Virginia Panico, all in favor, unanimously passed. Next Board meeting will be held October 16th, 2024 at 5:30pm.*
 - 11. Owners Forum – *Owners forum was had*

12. Adjournment – *Motion made to adjourn the meeting by Virginia Panico, seconded by Steven Marks, all in favor. Meeting adjourned at 5:43pm.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: October 23rd, 2024
Time/Place: 5:30pm at the
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

You may also join via Zoom by following the link below

Join Zoom Meeting

<https://zoom.us/j/95074360612?pwd=is8GsoGby3lClDxsZxhuemzsLESQg8.1>

MINUTES

1. Call to Order - *the meeting was called to order by Robert Frechette at 5:33pm*
2. Determination of Quorum – *Steven Marks, Virginia Panico, Rickard King, and Tim Fritz were all present in person accompanied by Traci Gullledge and Laurie McChesney from CAC. Robert Frechette, Irene McDonough, and Tom Riccio were present via zoom.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of 9-18-24 Minutes – *motion made by Virginia Panico to approve minutes, seconded by Richard King, all in favor, unanimously passed.*
5. Financial Update – *financial update given by Traci Gullledge and Tim Fritz. 9 months into the budget and we are tracking about \$13,000 over budget. There are still several owners that have not paid for the Roofing Assessment.*
6. Manager Report – *manager report was given by Traci Gullledge*
7. Committee Reports
 - a) Road Committee update: – *Robert Frechette reports that a revised version of the Road Maintenance Agreement has been drafted. Mr. Cintron reported that this should be the final draft. Perez Engineering to give a quote for cost of repairing SeaSide Drive.*
 - b) Internet committee update: - *no update given*
 - c) Gym Committee update: - *Traci Gullledge reports that Fitness Source will be installing new flooring and delivering new gym equipment Saturday October 26th, 2024.*
 - d) Landscaping committee update: - *Traci Gullledge reports that 2 trees in the North were removed due to roots damaging sidewalks. Also, the new trees planted in the North side pool area were secured with rebar, after the bamboo stakes broke during high winds.*

8. Old Business:
 - a) Update on Certificate of Deposits – *Blake Oropeza has sent a request for CD rates to the banks suggested by Virginia Panico. Currently only 3 banks have responded. Blake Oropeza has a clear understanding of the process for investing. Tim Fritz emphasized that our insurance payment is due in January and to make sure there are no penalties for withdrawing those funds when the insurance invoice comes due.*
9. New Business:
 - a) Ratify the Vote for eviction of tenants in unit 86 – *Steven Marks motions to have Mr. McChesney send a demand of eviction from the HOA, seconded by Tim Fritz, all in favor, motion unanimously passes. Karleen Grant, the owner of unit 86, spoke at the meeting. She is under the impression Malcom has removed himself from the property, many owners on the North side spoke up that he is still living in the unit. Dr. Peterson, an owner in the North Court, very strongly expressed his feelings about living next to a nuisance that has caused many visits to the property by the police and EMTs for a variety of reasons. Karleen Grant agrees to begin the eviction process for the tenant, and agrees that if Malcom returns to the property, she will call the police for trespassing.*
 - b) Set date for annual meeting – *annual meeting scheduled for 2-27-24 at 5:30pm*
10. Schedule date and time for next Board Meeting. – *scheduled for 11-20-24 at 5:30pm*
11. Owners Forum – *owners forum was had*
12. Adjournment - *Virginia Panico motioned to adjourn at 7pm, meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association will have a meeting at the following date, time, and place:

Date: **November 20th, 2024**

Time/Place: **5:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

Owners were also invited to join via Zoom

Minutes

1. Call to Order – *Robert Frechette called the meeting to order at 5:31pm*
2. Determination of Quorum – *Virginia Panico was present in person accompanied by Traci Gullledge from CAC. Robert Frechette, Irene McDonough, Steven Marks, and Tom Riccio were present via zoom*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of 1C-23-24 Minutes – *motion made by Virginia Panico, seconded by Irene McDonough, all in favor, unanimously passed.*
5. Financial Update – *financial update given by Traci Gullledge. Three accounts that are in arrears past 90 days are to be turned over to Mr. Drimmer collections immediately. Traci Gullledge to inquire about CAC collection charges if SeaSide were to use them instead of Mr. Drimmer.*
6. Manager Report - *management report given by Traci Gullledge*
 - a) Parcel Assessment Collections – *clarification given by Tim Fritz via text to Traci Gullledge. CRI Auditor suggested SeaSide consider an assessment to cover the shortages in our reserve account. There is a \$228,000 shortfall due to the overpayment to Falby. The Board needs to consider assessing for that shortage.*
7. Committee Reports
 - a) Roofing Committee update: By Robert Frechette – *Robert Frechette reports there is no update on the Roofing lawsuit.*
 - b) Road Committee update: By Robert Frechette – *Robert Frechette reports that he, Tim Fritz, and Traci Gullledge met with Mr. Cintron. Each entity included in the Road Maintenance Agreement is having their own attorneys review the Agreement. Three out of five of the entities have signed off an approval to have Perez Engineering give a report of what is needed to repair SeaSide Drive. Irene McDonough reported that the mediation went poorly due to the mediator and the lack of knowledge in operating a Zoom meeting.*
 - c) Internet committee update: By Hotwire – *Hotwire representatives Marilyn Linero, Justin Mila, Joe Demary, and Leanne Linares joined the meeting via zoom. They*

report that the installation is running on schedule, with an expected arrival date of Hotwire lines to the community property by January 6, 2025, followed by a 30day time frame to complete the individual units. The Board has questioned again about the 50% discount Marcelo Martinez agreed to until Broadwave legacy equipment is turned off.

- d) Gym Committee update: By Traci Gullledge – *Traci Gullledge reports that the cardio room is completed, and new weight room equipment has been ordered.*
 - e) Budget committee update: By Traci Gullledge – *Traci Gullledge reports that our insurance carrier gave us an expected increase of 7-10% earlier this year. The wind premium invoice has arrived with a 3.2% increase from last year. USI now advises that only a 4% increase is expected for the remaining policies.*
- 8. Old Business:
 - 9. New Business:
 - a) Vote on Pool Company – *Virginia Panico motions to change from R&R Pools to AquaClean Pools for SeaSide pool service. Seconded by Tom Riccio, all in favor, unanimously passed.*
 - b) Vote on Pressure Washing Company – *Virginia Panico motions to use Daniel Cinotti to pressure wash the community areas, also to fill crosswalk cracks and paint the crosswalks, Tom Riccio seconded the motion, all in favor, unanimously passed.*
 - c) Vote on Monthly Community Access Code – *Virginia Panico motions to approve, seconded by Irene McDonough, all in favor, unanimously passed. Gate Access code to be sent to owners 1st Monday each month, access code not to have a pattern and to be a random number each month.*
 - 10. Schedule date and time for next Board Meeting. – *next Board Meeting scheduled for December 18th, 2024 at 5:30pm*
 - 11. Owners Forum – *owners forum was had*
 - 12. Adjournment – *motion to adjourn made by Virginia Panico at 6:42pm. Meeting adjourned*

SeaSide Key West Residences HOA, Inc.

MINUTES of BUDGET Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association will have a meeting at the following date, time, and place:

Date: **Wednesday 18th , 2024**

Time/Place: **5:00 p.m.**

SeaSide Clubhouse

1 SeaSide South Court

Key West, FL 33040

Join Zoom Meeting

<https://zoom.us/j/91852670145?pwd=FFWnS4Pa2SSMcjBYpzl97eOtM3NFTB.1>

Meeting ID: 918 5267 0145 Passcode 388743 Waiting Room

Minutes

1. Call to Order – *Robert Frechette called the meeting to order at 5:03pm*
2. Determination of Quorum – *Robert Frechette, Richard King, Virginia Panico were present in person, accompanied by Traci Gulledge and Blake Oropeza of CAC. Present via zoom were Steven Marks and Irene McDonough.*
3. Proof of Notice of Meeting - *Proof of notice given by Traci Gulledge*
4. New Business
 - a) Vote to Approve 2025 Budget – *Virginia Panico motions to approve the proposed 2025 Budget, seconded by Tim Fritz, all in favor, unanimously passes.*
 - b) Assign payment due date for Jan 2025,
assign payment due date for February-December 2025 – *motion made by Virginia Panico that the due date for January 2025 dues is Jan 20th, 2025. February-December due date is the 1st of the month with a 10-day grace period. Seconded by Richard King, all in favor, unanimously passed.*
5. Adjournment – *Richard King motioned to adjourn at 5:17pm, seconded by Tim Fritz, meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **December 18th, 2024**
Time/Place: **5:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

Owners were also invited to join via Zoom

Minutes

1. Call to Order – *Robert Frechette called the meeting to order at 5:04pm*
2. Determination of Quorum – *present in person were Robert Frechette, Richard King, Virginia Panico, and Tim Fritz; accompanied by Traci Gullledge of CAC. Present via zoom were Irene McDonough and Steve Marks. Quorum Established.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of 11-20-24 Minutes – *motion made by Virginia Panico to approve the minutes, seconded by Richard King, all in favor, unanimously passes.*
5. Financial Report – *financial report given by Tim Fritz*
6. Manager Report – *manager report given by Traci Gullledge*
7. Committee Reports
 - a) Road Committee update, Road Maintenance Agreement: By Robert Frechette – *the final version of the Road Maintenance Agreement has been created that shows the % breakdown of responsibility for Seaside Drive road repairs. Perez Engineer study is being reviewed by all entities in SeaSide Dr. Community.*
 - b) Internet committee update: By Robert Frechette – *Robert Frechette reports that the highway department changed the location of the wiring prior to entering SeaSide HOA. Irene McDonough reports that in the July presentation by Hotwire, Hotwire informed SeaSide owners that we would get 50% off the monthly bill until the legacy Broadwave equipment is turned off. Robert Frechette to communicate with Marcello Martinez from Hotwire regarding credit.*
 - c) Gym Committee update: By Traci Gullledge – *new gym equipment has been installed in the weight room, with instructions for use on the wall next to the new equipment.*
8. New Business:
 - a) Discussion on Gutters and Windows – *Steven Marks suggests that a stucco professional inspect/investigate the severity of the water intrusion for units that guttering could be causing water damage. Tim Fritz reports that water could also be causing railings to be unstable. Traci Gullledge is instructed to send an email*

to the property to make them aware of a possible issue of stability of the railings due to rusting screws or tap cons. The letter to the community should also include the possibility of water intrusion from the gutters. Ask owners to hire contractor and have these issues looked at and resolved, providing evidence of work completed to office for unit record.

- b) Emergency Phone Line – *Traci Gullledge reports that all communication from owners and Board members should come via email for proper record keeping. The emergency phone line is for HOA emergencies that do not warrant calling emergency services. All other communication is to be via email. Disputes among neighbors are a civil issue and police should be called, violations of HOA rules should be emailed to the SeaSide office with evidence of the violation.*

9. Schedule date and time for next Board Meeting. – *January 15, 2025 at 5:30pm*
10. Owners Forum – Agenda items only – *owners forum was had*
11. Adjournment – *Virginia Panico motions to adjourn at 6:33pm, seconded by Tim Fritz, meeting adjourned.*

On behalf of the SeaSide Key West Residence Board of Directors

Traci Gullledge, CAM

SeaSide Key West Residences HOA, Inc.

Notice of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **January 15th, 2025**

Time/Place: **5:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

Owners were also invited to join via Zoom

AGENDA

1. Call to Order – *the meeting was called to order by Robert Frechette at 5:35pm*
2. Determination of Quorum – *present in person were Robert Frechette, Tim Fritz, Richard King, Steven Marks, and Virginia Panico. Accompanied by Traci Gullledge of CAC. Present via zoom were Irene McDonough and Tom Riccio.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of Board Meeting 12-18-24 Minutes, approval of 12-18-24 Budget Meeting Minutes – *Virginia Panico motions to approve both sets of minutes, seconded by Richard King, all in favor, unanimously approved.*
5. Financial Report – *Treasurer Tim Fritz gave end of 2024 financial report, year ended at 1.4% over budget.*
6. Manager Report – *manager report given by Traci Gullledge*
7. Committee Reports
 - a) Road Committee update: By Robert Frechette – *The final report by Perez Engineering was received the first week of January 2025, the percentage of responsibility for payment per entity has been agreed upon. And it has been signed by all entities other than the Convenience Store.*
 - b) Roofing Committee update: By Robert Frechette – *There was a closed legal meeting held, there was no quorum of the Board.*
 - c) Internet committee update: By Robert Frechette – *Hotwire moving along with installation to the community. Currently testing connectivity to each unit. Traci Gullledge to inform the community to call Hotwire for phone consultation at 561-509-5429. SeaSide has received approximately \$15,000 in credits for the reduced rate provided by Hotwire during installation. Hotwire is having a townhall meeting for SeaSide owners on 1-23-25 at 6pm.*
 - d) Gym Committee update: By Richard King – *weight room equipment has been delivered and set up, some more weight racks will be added, and a new bench. There*

have been issues with users not putting weights away after use. Added camera to cardio room.

8. New Business:

- a) Direction on Gutters and Balconies, mandatory or suggestion. – *Richard Kiing working with legal and will send me a letter to distribute to the owners.*
- b) Ratify vote for investing funds – *via email a motion was made by Tim Fritz to implement the investing strategy put suggested by Blake Oropeza of CAC, Virginia Panico seconds the motion. Richard King and Tom Riccio voted in favor. Irene McDonough did not vote and offered other suggestions for investments. Robert Frechette nor Steven Marks voted. A majority of the Board voted yes, motion passes.*

9. Schedule date and time for next Board Meeting. – *February 19th, 2025 at 5:30pm*

10. Owners Forum - *owners forum was had*

11. Adjournment – *Virginia Panico motions to adjourn at 6:40pm, seconded by Richard King, meeting adjourned.*

SeaSide Key West Residences HOA, Inc.

MINUTES of Board of Directors' Meeting

NOTICE IS HEREBY GIVEN, in accordance with the bylaws of the Association and Florida's Statute 720 that the Board of Directors of the Association had a meeting at the following date, time, and place:

Date: **February 19th, 2025**

Time/Place: **5:30pm at the**
SeaSide Clubhouse
1 SeaSide South Court
Key West, FL 33040

Owners were also invited to join via Zoom

Minutes

1. Call to Order – *Robert Frechette called the meeting to order at 5:32pm*
2. Determination of Quorum *Robert Frechette, Tim Fritz, Richard King and Steven Marks were present in person, accompanied by Traci Gullledge of CAC. Irene McDonogh and Tom Riccio were present via zoom.*
3. Proof of Notice of Meeting – *proof of notice given by Traci Gullledge*
4. Approval of Board Meeting 1-15-25 Minutes – *Tim Fritz motions to approve, seconded by Richard King, all in favor, unanimously passes. January 15, 2025 Minutes Approved.*
5. Financial Report – *financial report given by Treasure Tim Fritz. 2024 Audit has been initiated.*
6. Manager Report – *not given at meeting, Traci Gullledge to send to owners with approved minutes.*
7. Committee Reports
 - a) Road Committee update: By Robert Frechette – *Richard King to communicate with Mr. Cintron about Perez Engineering regarding budget for recommended repairs and future repairs.*
 - b) Roofing Committee update: By Robert Frechette – *Depositions made by Richard King, Phil Wilson, and Steven Marks. Copies of interrogatories are needed from Mr. Cintron.*
 - c) Internet committee update: By Robert Frechette – *Senior Launch Manager from Hotwire visited property site. Marcello Martinez of Hotwire guaranteed as many Eeros as needed in each unit style to get the signal strength guaranteed in the Hotwire contract.*
 - d) Gym Committee update: By Richard King – *There is more equipment on order. Resistant bands, dumbbells, and dumbbell racks on order.*
 - e) Landscaping committee update: By Traci Gullledge – *Traci Gullledge met with Teri Wilson from the landscaping committee and was given a detailed, itemized list, of projects. Traci Gullledge to group together projects and we will have another Landscaping meeting to discuss the priority of each project.*

8. New Business:
 - a) Vote to replace the directory on the North Side – *Tim Fritz motions to approve Hytech proposal, seconded by Richard King, all in favor, unanimously passes.*
 - b) Vote on second pool key policy – *Traci Gullledge outlined the cost of producing the keys and proposed a charge of \$75 for a second key. The Board unanimously approved the purchase of a second key, assigned to the same pool pass number as the unit, for \$75. Tim Fritz made the motion, Steven Marks seconded, and the motion unanimously passed.*
 - c) Schedule date and time for next Board Meeting. – *March 19, 2025 at 1:30pm*
9. Owners Forum – *owners forum was had*
10. Adjournment – *Tim Fritz motions to adjourn, seconded by Tom Riccio, meeting adjourned at 6:24pm*