

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
MARCH 10, 2025

A Board of Directors Meeting of the Sea Dunes Condominium Association, Inc., was held on this date in the Amelia Island Management Conference Room, Amelia Island, Florida, in person with Zoom.

BOARD MEMBERS PRESENT

Ceci Christy, President
Jeff Lole, Treasurer (*via Zoom*)
Shannon Whaley, Secretary (*via Zoom*)
Jeff Pine, Director (*via Zoom*)

GUEST

Josh Martin

OWNERS PRESENT

On file at AIM

AMELIA ISLAND MANAGEMENT

Nick Lambiase, Jr., AIM Director
Natalia Gonzalez, Administrative Specialist

ON SITE MANAGEMENT

Wynn Fendig, CAM

OWNERS PRESENT

On file at Amelia Island Management

DETERMINATION OF QUORUM, CONFIRMATION OF MEETING NOTICE AND CALL TO ORDER

Notice of the meeting was e-mailed, mailed to the Membership on March 6, 2025, and posted on property, which is in accordance with the Documents of the Association. Four (4) Board members were present in person or via Zoom, representing a quorum. Ceci Christy called the meeting to order at 1:30 P.M

PRESIDENTS REMARKS

The President, Ceci Christy, informed the membership that Board Member Fred Stewart resigned from the Board of Directors; she thanked him for his service.

Ceci Christy emphasized the importance of direct communication between owners and the board to prevent misinformation and divisiveness in the community. She urges owners to contact the board or Wynn directly with questions or concerns rather than discussing issues with other owners. Ceci also explained that there will be a period of uncertainty between the vote for bidding and receiving bids for the West Side project, and she encourages owners to read the upcoming engineering letter from CSI detailing the project's necessity and scope.

The board is obtaining bids for two different applications, Neo Guard and tile, but no decision on the material will be made at this meeting. Ceci refutes claims that the board is not fulfilling its fiduciary duty, and introduces Josh Martin, the legal counsel, who will explain the concept of fiduciary duty and how the board has been operating in accordance with it.

APPROVAL OF MINUTES

Approval of September 18, 2024, Board of Directors Meeting Minutes

Shannon Whaley made a motion to approve September 18, 2024, Board of Directors meeting minutes as drafted; Ceci Christy seconded, all in favor. Motion passes

Approval of November 12, 2024, Organizational Meeting Minutes

Shannon Whaley made a motion to approve November 12, 2024, Organizational Meeting Minutes as drafted; Ceci Christy seconded, all in favor. Motion passes.

Approval of November 26, 2024, Board of Directors Budget/Special Assessment Meeting Minutes.

Shannon Whaley made a motion to approve November 26, 2024 Board of Directors/ Special assessment Meeting Minutes as drafted; Ceci Christy seconded, all in favor. Motion passes

Approval of January 23, 2025, Board of Directors Meeting Minutes

Ceci Christy made a motion to the table approval of the minutes from January 23, 2025 Board of Directors meeting until next Board meeting; Shannon Whaley seconded, all in favor. Motion passes.

IQ FIBER INSTALLATION UPDATE

The board discussed the upcoming installation of IQ fiber optic cables in the building, starting March 24th. The project will involve installing faceplates on common element walls in each unit. Some owners expressed concerns about the placement and size of the faceplates. Ceci explained that the installation locations will vary based on unit configuration but will always be on a common element wall. Shannon shared that owners can be present during installation, if they wish. The Board emphasized that while they will try to accommodate owner preferences, they cannot schedule individual appointments due to logistical constraints. Discussion ensued.

REVIEW OF WESTSIDE PROJECT

The meeting involved a discussion regarding the West Side project, with a focus on obtaining bids for the work to be done. The Board emphasized that they are a process-oriented board, taking everything step-by-step. The first step of the project was to vote on the assessment, which was done in 2024. The next step is to vote on bids, which will be obtained from three contractors specializing in the area. The Board will review these bids, ask questions, and potentially bring the contractors to a Board meeting for further discussion. The vote on which bid to accept will come later, after all information has been gathered. The Board also addressed some misinformation and emphasized that their decisions are based on a process.

NEW BUSINESS –

- Westside Project Board Vote

Ceci Christy made a motion a to approve the engagement of CSI, to engage the manual and specifications for bid of the project with the approval or final execution, empowering the President, the Council, and the CAM to negotiate the legally correct contract; Jeff Pine seconded, all in favor motion passes.

Ceci Christy made a motion to approve engaging CSI to do a competitive bidding process and to bring those bids back to the Board for further review and subject to the approval of the President, the Council and the camp of the contract be negotiated; Jeff Pine seconded, all in favor. Motion passes.

- Discussion of Eastside Balcony and patio replacement to coincide with Westside Project
The President stated that the structural reserve study does not require replacement of any patio or balcony at this point in time.
Our structural reserve study stated that from 2026 through 2029 we are to maintain and repair balconies and patios. There is an allocation of cost each year of around \$45,000 to cover repair and maintenance, which we know from prior experience and current experience that the expense to replace certain balconies on the 6th floor were \$20,000 +.

OWNER QUESTIONS

N/A

ADJOURNMENT

There being no further business, the meeting adjourned at 2:57 P.M.

Respectfully Submitted,
President *Ceci Christy*
CC/ng