

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
APRIL 2, 2025

A Board of Directors Meeting of the Sea Dunes Condominium Association, Inc., was held on this date via Zoom.

BOARD MEMBERS PRESENT

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

ON SITE MANAGEMENT

Wynn Fendig, CAM

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

Notice of the meeting was e-mailed to the Membership on March 31, 2025, and posted on property, which is in accordance with the Documents of the Association. Five (5) Board members were present in person or via Zoom, representing a quorum. Ceci Christy called the meeting to order at 4:03 P.M.

OLD BUISNESS

IQ FIBER

Jeff P. reported on the limitations encountered by the IQ Fiber installers during Phase I of the installation. Due to the building layout and restrictions on allowable drill entry points, the project has been halted and the installed fiber optics have been removed. It is unlikely that the project will resume.

EAST SIDE PROJECT

A review of the project scope was presented, which includes installing new sealants at all change-of-plane areas, conducting a stucco inspection for any delamination, and completing repairs and painting as needed.

The duration of the project cannot be projected, though an estimated timeline is approximately two months. Working hours will be Monday through Friday, 8:00 a.m. to 6:00 p.m., with Saturday work permitted under AICPA guidelines. On weekends, the lift will be relocated to the north end path.

The expected start date is April 7, 2025. Project updates will be provided via email as the work progresses.

OWNER QUESTIONS

LEAK INVESTIGATION

Fred Stewart inquired about the ongoing leak issues involving the Marsella unit. It was reported that water testing had been completed in Unit 1667, repairs were performed, and retesting is scheduled.

Fred also raised concerns regarding water intrusion in his unit originating from the unit above. He requested that the second phase of related repair work be rescheduled to the following week or postponed. His primary concern was whether workers would be permitted to enter his unit without him being present.

The Board noted that the Sea Dunes entry policy allows access to units for repairs when common elements are affected or when damage may occur. Fred asked the Board to make an exception to this policy to ensure that no one enters his unit unless he is present.

Ceci made a motion to grant an exception to the entry policy and prohibit entry into the Stewarts' unit for repairs unless he is present. Jeff Pine seconded the motion. The Board voted unanimously in favor of the motion.

LIFT ACCESS POINT

An owner inquired about how the lift will access the east side of the building. It was explained that the lift will enter via the north path, which serves as a shared access point with Piper Dunes. Fields Construction is currently conducting a project at Piper Dunes, and the north path will be utilized for both the Sea Dunes and Piper Dunes lifts.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:50 P.M.