

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
JULY 15, 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

GUESTS

Dan Skinner, CSI
Chris Turner, CSI

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

Notice of the meeting was e-mailed to the Membership on July 1, 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 10:05 AM.

OLD BUSINESS

EAST SIDE PROJECT STATUS

Dan Skinner and Chris Turner from CSI attended the meeting to provide an update on the East Side Project. They reported that the non-supporting trellises at the first-floor patios are experiencing systematic wood rot. These trellises were rebuilt in 2015 and have an estimated lifecycle of approximately ten years. CSI recommended replacing them with marine-grade lumber to improve longevity. They will conduct a full survey of all first-floor trellises and report back with their findings.

Wynn Fendig provided an update noting balcony rebar spalling at Unit 1648. He also reported that the sealant allowance for the East Side Project was fully used after completion of Stacks 1–4, requiring additional sealant to be borrowed from other areas. The stucco allowance has also been fully expended, totaling \$115,969.50 to date.

WEST SIDE PROJECT MANUAL

Dan and Chris reviewed the West Side Project Manual and discussed several options for the Board to consider, including painting the entire building. They noted that the East Side was last painted in 2015–2016, and oceanfront paint typically lasts eight to ten years.

SEA TURTLE POOL

A STP update was provided, which included lounge chair repairs and concerns regarding the gate slamming.

DESIGNATED PARKING SPOTS

During general discussion, the Board addressed a question about assigning parking spaces to full-time resident owners. It was determined that this is not legally permissible.

NEW BUSINESS

The Board considered a Meeting Participation Policy. Ceci made a motion stating that owner-specific issues not listed on the meeting agenda would be addressed at the end of each meeting. Shannon seconded the motion, and the Board voted unanimously in favor.

ADJOURNMENT

There being no further business, the meeting was adjourned at 11:10 AM.

APPROVED