

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
AUGUST 14, 2025

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

BOARD MEMBERS PRESENT

Ceci Christy, President
Jeff Pine, Vice President
Jeff Lole, Treasurer
Shannon Whaley, Secretary

ON-SITE MANAGEMENT

Wynn Fendig, CAM

OWNERS PRESENT

Rick Long, Brenda Long, Sondra Love, Carrie Horan, Thomas Johnston, Nancy Bivens, Richard Grice

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

Notice of the meeting was posted on the property on August 12, 2024, at 1:00 P.M. which is in accordance with the Documents of the Association. Five (5) Board members were present; representing a quorum. President Ceci Christy called the meeting to order at 1:04 P.M.

OLD BUSINESS

Shannon Whaley moved to approve the minutes of the March 10, 2025 Board Meeting, Ceci Christy seconded the motion; the motion carried unanimously.

NEW BUSINESS

Consideration of filling a vacancy on the Board of Directors

Ceci presented a recommendation to appoint Ryne Francis to fill a vacancy on the Board of Directors. The Board unanimously approved the recommendation, and accordingly, Ryne Francis was appointed to the Board of Directors.

Westside Project Summary Update

Jeff Pine reported that the bidding process is currently underway. Upon receipt of the bids, a Board meeting will be scheduled to review and discuss the submissions.

Amendment to the Declaration - Rules and Regulations

Ceci presented a consideration of Amendment to the Declaration to adopt reasonable rules and regulations with 25% vote of the members, which changes the threshold from the current 75% . Discussion ensued.

Upcoming Board Elections

Ceci announced that the terms of board members Ceci Christy, Jeff Lole, and Jeff Pine will conclude in November 2025, resulting three vacancies on the Board of Directors. She stated her intention to run for re-election.

ADJOURNMENT

With no further business to discuss, Ceci Christy adjourned the meeting at 1:42 P.M.