

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
OCTOBER 2, 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 *(via Zoom)*
Jeff Lole, Treasurer *(via Zoom)*
Shannon Whaley, Secretary *(via Zoom)*
Jeff Pine, Director *(via Zoom)*

GUEST

N/A

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 September 29, 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.

APPROVAL OF MINUTES

Approval of August 14, 2025, Board of Directors Meeting Minutes

Shannon Whaley made a motion to approve August 14, 2025, Board of Directors meeting minutes as drafted. Jeff Pine seconded the motion. All in favor. Motion passed.

PRESIDENTS REMARKS

The Board President discussed the ongoing process of redoing the West Side hallways, a topic first raised at last year's annual meeting. CSI distributed the project manual to contractors and received four bids, which were reviewed by the board. The purpose of this meeting was to discuss the project scope, review the bid details, and address questions or discrepancies noted in the bid tabulation sheet provided. Dollar amounts were not discussed, as CSI will refine the figures based on the board's feedback following this meeting.

Ceci reminded owners that during the current meeting's discussion, questions should not focus on project costs, as this meeting is intended for information only. Cost-related questions will be addressed at the next meeting once revised bids are available.

The process moving forward is as follows:

- **By October 7:** Owners will receive the revised bid package for review.

- **October 9 at 1:00 PM:** The board will discuss the final project scope and owners may ask questions, including about costs.
- **October 14 at 1:30 PM:** Contractor interviews will take place. Owners may submit written questions in advance based on the October 9 meeting.
- **October 20 at 9:00 AM:** The board will select the contractor.
- **November 11 (Annual Meeting):** Discussion will focus on funding and payment for the project.

DISCUSSION REGARDING THE SCOPE AND THE TIMING OF THE WESTSIDE PROJECT

Chris and Dan from CSI reviewed the scope of work for the West Side building project, focusing on structural, waterproofing, and renovation components. They explained two concrete topping **allowances**, one for structural slabs and another for sloping to improve drainage—and outlined two **waterproofing** options for the breezeways: a base option involving tile and waterproofing removal, and an alternate option removing all concrete topping. They noted that while the alternate option is more costly upfront, it could be more economical if delamination is extensive.

Chris and Dan also discussed elements of the building exterior renovation, including the removal and replacement of pavers, waterproofing systems, and sealants. The proposed scope includes removing existing pavers on the ground level—sidewalks, portico area, and corridor to the beach—with flexibility to retain some areas as appropriate. Dan will provide cost breakdowns for the various options.

Additionally, they reviewed other work items, including replacing dryer vent covers, renewing sealants on the building elevations, replacing archways with new waterproofing systems, and removing trellis structures on the west elevation to reduce costs. Dan also commented on the potential for stainless steel flashing, noting it may not be necessary given the current lack of water intrusion issues.

OWNER QUESTIONS

Thomas Johnston asked who covers the expense for full-time residents who may need to temporarily move out while breezeways or walkways are worked on, and units are inaccessible during the wet material curing period (approximately Monday to Friday).

The Board stated that they are in discussions with legal counsel to determine what, if any, obligations the Association has regarding temporary relocation expenses.

Ken Garnes asked whether any compensation provided to full-time residents who must relocate during the walkway work would also apply to part-time residents who plan to spend time in their units. The board responded that the question is being reviewed with the association's legal counsel; if owners are not full-time residents and are not required to be on-site during the affected period, compensation may not apply.

ADJOURNMENT

There being no further business, the meeting adjourned at 2:23 P.M.

Respectfully Submitted,
President Ceci Christy
 CC/ng