

**SEA DUNES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**OCTOBER 9, 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.

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**BOARD MEMBERS PRESENT**

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

**AMELIA ISLAND MANAGEMENT**

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

**ON SITE MANAGEMENT**

Wynn Fendig, CAM

**GUEST 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 October 7, 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 1:00 P.M.

**APPROVAL OF MINUTES**

Approval of October 2, 2025, Board of Directors Meeting Minutes

Jeff Pine made a motion to table approval of October 2, 2025, Board of Directors Meeting minutes until the next Board of Directors meeting following the Annual Meeting.; Shannon Whaley seconded, all in favor. Motion passes.

**OLD BUISINESS**

N/A

**NEW BUISINESS**

Westside Project

The Board held its second meeting regarding the West Side Project. CSI representatives Chris and Dan were present to answer owner questions about the project. The Board reviewed four bid proposals and distributed a revised bid tabulation spreadsheet to all owners for review. Each owner was given five minutes to ask questions or make comments during the meeting.

The board approved using NeoGuard for all hallways and stairs, with a faux tile finish on breezeways (floors 2-6) and a solid finish on stairs. They decided to get a separate price comparison for faux tile on

sidewalks. The board also agreed to consolidate line items in the bid tabulation to get the final, lowest bid for review at the next meeting on the 20th.

**Ceci Christy made a motion to approve a 11 on the bid tabulation, which includes installing the new Neoguard quartz traffic coating system with faux tile finish on all breezeways, including Kynar-coated edge metal, for floors 2 through 6 to the top of the building; Jeff Pine seconded the motion. All in favor; motion passes.**

**Ceci made a motion to approve item a 12 on the bid tabulation, modified to read as follows: *Install* new NeoGuard quartz traffic coating system with Voltaire finish on all ground floor breezeways, the portico entrance, including the stairs at the entrance and the stairs at the south end of the building, and the sidewalks. Jeff Pine seconded the motion. All were in favor. Motion passes**

The board discussed the upcoming construction project, including the review of bids and the project manual provided by CSI. They addressed concerns about materials and construction information, with CSI explaining that detailed specifications are available in the 133-page manual. The board also discussed the performance bond, payment terms, and potential impacts on rentals and parking during the project. Shannon and Ceci clarified that while individual owners can choose to rent during the project, Omni will not allow rentals during major building projects. The board was informed that the association will not be responsible for paying for permanent residents' displacement during the construction. The next steps include interviewing contractors next week, receiving final bids on the 17th, and voting on the bid at the last board meeting on the 20th.

Wynn Fendig noted the importance of being mindful of the rental market at Sea Dunes and acknowledged that the upcoming project will take some time to complete. Based on prior experience, they emphasized that projects tend to progress more quickly when the building has fewer occupants. They concluded by mentioning that the next Board meeting is scheduled for Tuesday, October 14.

#### **ADJOURNMENT**

**There being no further business, the meeting was adjourned at 2:11 P.M.**

Respectfully Submitted,  
**President Ceci Christy**  
CC/ng