

**SEA DUNES CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS' MEETING**  
**OCTOBER 14, 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*)  
Ryne Francis (*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 10, 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 October 9, 2025, Board of Directors Meeting Minutes

Wynn Fendig stated that, since meetings are being held so close together, the approval of the minutes from this meeting and the upcoming October 20th meeting will be tabled until the regular board meeting following the adjournment of the annual meeting.

**OLD BUSINESS**

Westside Project/ Contractor Interviews

The board held a meeting to interview contractors for the Westside project, with Fields, FCC, and Sunbelt being the three companies selected for review.

The meeting focused on discussing construction access and timeline details for a building renovation project. The board explained that full access to units would be maintained except during specific phases like topping slab replacement, which would require approximately 3 weeks of restricted access, and offered to provide a faster timeline if the building were fully shut down, though this would not result in significant cost savings. The board discussed the possibility of building shutdown but expressed concerns about displacing full-time residents, with Shannon noting that displacement would be unfair to permanent residents who could not easily find alternative housing. Ceci clarified that no owner would receive reimbursement for displacement costs since all owners would be equally affected by the work. Discussion ensued.

The board encouraged owners to email their thoughts on the shutdown options before the next meeting on the 20th, when final numbers and contractor decisions will be presented for voting.

**NEW BUSINESS**

N/A

**ADJOURNMENT**

**There being no further business, the meeting was adjourned at 4:20 P.M.**

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

APPROVED