

SEA DUNES CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS' MEETING
NOVEMBER 18, 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*)
Ryne Francis (*via Zoom*)

ON SITE MANAGEMENT

Wynn Fendig, CAM

OWNERS PRESENT

Nancy Bivens
Lisa and Brian Blough
Brenda and Rick Long
Ron Messick
Jeff Philip
Ken Wozniak

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

Notice of the meeting was e-mailed to the Membership on November 14, 2025, and posted on property, which is in accordance with the Documents of the Association. Five (5) Board members were present in person or via Zoom, representing a quorum. Ceci Christy called the meeting to order at 4:01PM.

APPROVAL OF MINUTES

Shannon Whaley made a motion to approve January 23, 2025, April 2, 2025 and July 15, 2025 meeting minutes as drafted. The motion was seconded by Ceci. All in favor. Motion passes.

OLD BUSINESS

WESTSIDE PROJECT CONTRACTS

Ceci reported that the Association's legal counsel, Josh Martin, has completed his review of both the CSI contract and the Fields Stucco and Plastering AIA contract. All revisions have been incorporated, and the contracts are now ready for Board action. Once approved, they will be sent to CSI and Fields for execution. After execution, the contractors will finalize the contract documents and drawings, apply for permits, and provide a project timeline.

CSI

Ceci made a motion to authorize the President or the CAM to execute the CSI Oversight Contract, and to approve payment applications and change orders associated with the contract. The motion was seconded by Jeff P. All in favor. Motion passes.

FIELDS STUCCO AND PLASTERING

Ceci made a motion to authorize the President or the CAM to execute the Fields Stucco and Plastering AIA contract, and to approve payment applications and change orders associated with the contract. The motion was seconded by Shannon. All in favor. Motion passes.

RAILING SYSTEM

Jeff P. discussed two design options for the west side railings: a standard two-rail system and an alternative three-rail system. He noted that the cost difference for the three-rail option is minimal. Jeff P. expressed a preference for the three-rail system but requested an opportunity to view the product in person before executing any change order.

Jeff P. made a motion to evaluate both railing options, and if the Board elects to proceed with the three-rail system, to authorize the President or the CAM to execute the corresponding change order. The motion was seconded by Ceci. All in favor. Motion passes.

BUILDING PAINT COLOR

Fields will apply large paint swatches on the south end of the building on Thursday, November 20th allowing owners the opportunity to view and provide feedback. The sample colors correspond to the current exterior color schemes of Piper Dunes, Seaside Retreat, and Club Villas. If there is no consensus in favor of any of the options, additional color selections will be made and new swatches applied.

NEOGUARD

Fields will obtain material samples from NeoGuard and place them in the 6th-floor south stairwell for owners to view, including both color and texture.

Owners will have the opportunity to provide their recommendations and input regarding the building color and Neoguard selection; however, the Board will make the final determination and vote on the selections. A decision must be finalized by mid-December to allow Wynn to submit to ARB for review and approval.

Jeff P. inquired about the exterior building color used at the Amelia Island Club. Ceci stated she would contact the Club manager to obtain information regarding the paint color.

OWNER QUESTIONS

Nancy Bivens inquired whether Neoguard could be installed in the elevator. Ceci responded that installation is not feasible, as the elevator does not have a concrete floor.

NEW BUSINESS

Jeff P. recommended power washing Eastside walkways. Discussion ensued. Wynn will schedule the power washing.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:27 PM.