

## **SEAGRAPE CONDOMINIUM ASSOCIATION, INC.**

### **MINUTES FROM THE SUNDAY, JANUARY 12, 2025 MEETING**

The meeting was called to order at 6:05 pm by President Dimitra Tebano.

The roll call of officers followed. Annie Minor, Treasurer, Marilyn Manzone, Secretary, Dimitra Tebano, President. Walter David, Vice President and Sylwia Martensen, Director were not in attendance. There was a quorum.

Dimitra read the President's report. She thanked everyone for coming to the meeting. She announced that Marilyn would be going over the Assessment items. Again, she noted that our building passed the Milestone Structural inspection in Phrase One and didn't have to go into Phrase Two which would require immediate action to fix the issues found and can result in substantial costs. She also noted that there were several owners that submitted their names of intent to be on the Board of Directors. This will require a Secret Ballot Election. All Owners will receive an envelope with the names of the candidates and will be instructed to select 5 names and put the ballot in the Secret Ballot envelope to be returned to our Accounting Service. At the Meeting there will be 2 individuals who are in no way associated with Seagrape who will tally the names voted on and will announce the new Board Members.

Next was the Treasurer's Report which is attached. Dimitra made a motion to accept the Treasurer's report and Marilyn seconded the motion.

Next Marilyn started to list the items for the Assessment, and the total of \$90,000. The breakdown of the assessment is:

INSURANCE	\$65,000
PIPES	\$ 6,000
LEGAL	\$ 6,000
STRUCTURAL REPAIRS	\$10,000
CAMERAS	<u>\$ 3,000</u>
	\$90,000

The first item was the Insurance and that it continues to be the biggest item in our Budget. Our insurance agent informed us that our policy will basically stay the same amount as last year, which is good news. Last year it was 132, 670.86 plus finance charges of \$4,654.68. The assessment is \$65,000. The premium is due February 16, 2025, so Dimitra and Marilyn asked everyone to please pay the Assessment promptly.

The building's pipes are another maintenance problem. Last year we had a master pipe leak that cost \$1,800 to fix, a water leak in a unit that caused damage to the drywall in the unit below which the association is responsible for. We also had a washing machine overflow on the first floor. We noticed that the drain in the floor was not draining any of the water because it was clogged with all types of debris. Our plumber went on each floor and the other two drains were corroded and needed to be cleared of debris. After 40+ years it was quite a job, and he had to replace the drain covers. That was another \$1,120, So it's important to have funds to available to make the repairs. The assessment is \$6,000, the same as last year. A question was asked if there is anything we could do that would be proactive with the pipes. That is something we can ask our plumber.

Next was the Structural part of the assessment. Marilyn stated we need an additional \$10,000. Our roofer and general contractor gave us a proposal to complete the issues that the Falcon Group noted in their report. There are 24 joints that need to be repaired, 31 railings mounts, and cracks in the atrium walls. The proposal was \$33,000, of which we have \$22,000 from the previous milestone assessment. Marilyn made a motion to approve the proposal it was seconded by Dimitra and Ann Minor.

The cameras were the next item. David actually worked with the camera rep and there is wiring that needs to be replaced due to wear and tear and 3 cameras that need to be replaced. Two of those cameras are the ones facing the recycle bins which we definitely need working. The amount of the assessment is \$3,000. There was also mention of another option for the cameras which we can look into for the future. However, for this year we are going to fix what we have.

Last was Legal. We have some units that we need to address regarding liens. They haven't paid assessments and are behind on their maintenance. This results in less cash flow to maintain our building.

Marilyn then broke down the assessment amounts per unit type.

One bedroom	\$ 939 divided by 6 payments	\$156.50
Two bedrooms	\$1,284 divided by 6 payments	\$214.00
Two bedroom Deluxe	\$1,379 divided by 6 payments	\$229.85

Marilyn made a motion to accept the assessment amount of \$90,000 to start February 1, 2025, and it was seconded by Dimitra and Ann Minor voted in favor.

Last was bulk items. Bulk item pickup is on Friday, Residents are putting out discarded items on Saturday or the early part of the week which means we all have to look at this unsightly mess all week long. It makes our building look trashy and unkempt. Unless you have a legitimate reason for not being able to wait for Thursday, please let a Board member know. Marilyn suggested that they should be fined \$100. There was discussion about the fine and we are going to post the Bulk item notice again. Also discussed were boxes not being broken down in the recycle bins. If the boxes are too big to fit in the bins neatly place the flatten boxes in between the bins.

There also was a question about the Washers and dryers and is there any update. Marilyn has been in constant contact with SC Service Works and will give them a call tomorrow with an ultimatum to remove the machines as they are on our property without a contract and our consent.

Dimitra mentioned that the new Board members will have to complete a 4 hour class to be certified.

Then there was a discussion about dogs in the building and the community. A dog from another building broke through the screen door and attacked and killed our building's adopted cat. We are limited as to what we can do if the owner has a doctor's letter authorizing an emotional support animal however if the dog becomes a nuisance, we can tell the owner that they are entitled to have a dog however not the current dog because of the complaints by other owners. There being no more discussion. Marilyn made a motion to adjourn the meeting. It was seconded by Dimitra and the meeting adjourned at 6:45 pm.