

Sea Winds Condominium Association, Inc.

Minutes of the Annual Meeting of Owners at Sea Winds held at the club house on Saturday 6th April 2019

New Insurance Provider for Sea Winds

Presentation by Brian Wichlei, an equity partner in the Sihle Insurance Group which now provides insurance for Sea Winds starting in 2018. Mr. Wichlei explained what the policy covers for Sea Winds owners starting at 9 AM.

Call to Order

Jane Hartman, President of the Board, called the meeting to order at 9:41 AM.

Determination of a Quorum

42 owners, including five board members were present: Jane Hartman, Mike Hughes, Peter Weir, Liz Paterson, and Nigel Smith

Approval of the minutes for the 2018 Annual Meeting of Owners

The minutes were approved by the owners present.

President's Report

Presented by Jane Hartman

The highlights of the year were no hurricane, developing a contract with Gary Thompson our manager which no longer allows the Association to control employees since that is the task of the manager, and the Association's insurance agent was changed. This was a good year.

Treasurer's Report

Presented by Peter Weir.

Treasurer summarized the explanatory letter provided for the 2019-2020 Budget that was sent with the Proxy's for Owner vote. The one time events (Unit 2 settlement & Hurricane Irma Special Assessment) were highlighted to have lowered the increase for next year's normal assessments. These would not apply in future years. Reported that the down payment on next year's insurance premium would continue to rise.

Owner assessments are generally current.

Involvement in the 2020-2021 budget development next year was solicited.

In answer to an owner question, the status of the financials for the Association are provided annually by the auditor and are posted on the website.

The budget for the 2019-2020 period was approved

Rental Report

Presented by Liz Paterson.

Good winter rentals - all happy, all coming back. Full already for 2020. One three bed unit has March free and two town houses have January free. There is also a three bed Oceanside free in January.

Three units are on the market so blocked out for next winter: 50, 29 and 73. That takes our number to 20. This includes a new owner who is only renting for the winter. Increase in commission on rental bookings made after April 1st. Almost all current owners who rent have signed up to the newly updated contract. Gary is dealing with the stragglers. Vanessa has seen interest generated from our new listings on VRBO and TripAdvisor.

Gary has sourced a couple of photographers who could take pictures of condos to present them online. It is each rental owner's responsibility to update photographs. They may source their own photographer or avail themselves of one of the two sent out by Vanessa. Every year, owners are reminded that being on our rental programme helps keep costs low - monthly assessments would be much higher if we didn't have a rental programme. We would be able to contribute more if we had more properties on the programme.

Social committee update:

Winter social programme went very well. Happy hours particularly popular. Mike Sullivan kindly played for us at February potluck and was joined by other musicians who played and sang. For March potluck, DJ Ronnie (Ronnie Cline, owner) provided great music for us to sing along and dance to. New for this year was a bingo night. Those who attended had a great time and said they would like it again next year. The exercise sessions on Tuesday and Thursday mornings were well attended and those who came along became a happy band of "stretchers".

Other Business

A quorum of 42 voters was achieved and the Sea Winds budget was approved 41-1.

At 11:25 AM the Sea Winds Board met separately to choose officers as follows:

President: Jane Hartman

Vice President: Mike Hughes

Treasurer: Peter Weir

Secretary: Nigel Smith

Meeting adjourned at 11:30 AM.

Next Annual Sea Winds Meeting

The next annual meeting of Sea Winds owners will take place on Saturday 4th April 2020 at 9 AM.

Adjournment

The meeting was adjourned at 10:58 AM.

Submitted by:

Nigel Smith, Secretary