

SOUTHEASTER, INC.
BOARD OF DIRECTOR'S SPECIAL ASSESSMENT MEETING MINUTES
JULY 13, 2024

The Southeaster, Inc. held a Board of Director's Special Assessment meeting Saturday, July 13, 2024, immediately following the Members Meeting at 9:00 a.m. in the recreation room of the Southeaster Condominium, 4841 Saxon Drive, New Smyrna Beach, Florida. Notice of the meeting was duly posted on the Association property at least 14 days in advance. A quorum of the board was established and Skip Jewett, President called the meeting to order at 9:30 a.m. Directors present were Skip Jewett, President; Linda Breum, Vice-President and Keith Ellis, Director. Rob Schwarz, Director; Jerry Rauterkus, Director; Blake Thomas, Director; Eric Miller, Director; Frank Melton, Secretary and Steve Howard, Director, were present via conference call.

Linda Breum moved to approve the minutes of the June 11, 2024, Board minutes which motion was seconded and unanimously approved.

Three (3) bids were presented to the Board for approval of a roof/mansard replacement contract for buildings B,C,D,E and F. Skip Jewett, President opened the floor to questions from owners present either in person or via conference call. The roof bids were provided to all owners prior to the meeting. Blake Thomas and Luann Fanelli interviewed the three roofing contractors which were Centimark Roofing, Tip Top Roofing and Davis Construction. All three bids received were from qualified contractors who provided a 20-year labor and 20-year material warranty. After careful review of all contracts and interviews, it was their recommendation to award the contract to Davis Construction for several reasons; 1) Davis is the contractor who recently replaced the A building roof; 2) Davis has maintained our current roofs for the last ten years and 3) Davis is the only contractor who provided a roof drainage plan. Linda Breum moved to approve Davis Construction to replace the roof/mansards for buildings B,C,D,E and F, which motion was seconded and unanimously approved. The roof/mansard replacement will begin in late September or early October 2024. The project is expected to be completed by the end of January or February, weather permitting.

Three (3) bids were presented to the Board for approval of a building paint contractor for buildings A,B,C,D,E and F. Skip Jewett, President opened the floor to questions from owners present either in person or via conference call. The paint bids were provided to all owners prior to the meeting. Luann Fanelli presented bids from Ace Enterprises, New Vision Paint and Color Crafters. All bids were from qualified contractors. Luann Fanelli recommended Ace Enterprises because they are the company that painted our buildings in 2015 and the paint has held up very well. Ace Enterprises is also our contractor for concrete repairs, and they will be able to make those repairs if needed during the paint project. Linda Breum moved to approve Ace Enterprises to paint buildings A,B,C,D,E and F, which motion was seconded and unanimously approved. Walkways, stairs and patios will be recoated and painted in the fall of 2025. The building paint project will follow the roof replacement project and should be completed by the end of March, weather permitting.

Agenda item 6): Board Approval of a Special Assessment due from all owners of record for the purpose of funding the roof and mansard replacement on Buildings B, C, D, E and F and the repainting of Buildings A, B, C, D, E and F. Any balance remaining after these projects will be applied toward fully funding the Association's reserves as required by the State by January 1, 2025. If approved by the Board, the Special Assessment in the amount of \$20,000 per unit will be due in three installments. The first installment of \$7500 would be due and payable on August 15, 2024, with a \$25 late fee if received after August 31, 2024. The second installment of \$6250 would be due and payable on October 15, 2024, with a late fee of \$25 if received after October 31, 2024. The final installment of \$6250 would be due and payable on December 15, 2024, with a late payment of \$25 if received after December 31, 2024.

Keith Ellis moved to approve the special assessment as outlined above as Agenda item 6) which motion was seconded and unanimously approved.

Blake Thomas wanted the minutes to reflect that there could possibly be another assessment to the owners once the board receives the Milestone Structural Inspection Report and the Reserve Study to help fully fund the reserves as required by the State of Florida.

Skip Jewett, President opened the floor to all owners present in person or via conference call for any questions or comments on any agenda item or any item even if it is not an agenda item.

The next board of directors meeting is scheduled for Saturday, August 31, 2024, at 9 a.m. in the Southeaster recreation room.

Keith Ellis moved to adjourn, which motion was seconded and unanimously approved. The meeting was adjourned at 10:15 a.m.

Frank Melton
Secretary, Southeaster, Inc.