

**SOUTHEASTER, INC.**  
**BOARD OF DIRECTOR'S MEETING MINUTES**  
**MAY 27, 2023**

The Southeaster, Inc. held a Board of Director's meeting on Saturday, May 27, 2023, 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 3 days in advance. A quorum of the board was established and Skip Jewett, President called the meeting to order at 9:00 a.m. Directors present were Skip Jewett, President; Diane Vinson, Secretary; Frank Melton, Director; Blake Thomas, Director and Keith Ellis, Director. Mark Chase, Treasurer; Linda Breum, Vice-President; and Steve Howard, Director, were present via conference call. Tom Smith, Director, was absent.

Frank Melton moved to approve the minutes of the February 11, 2023, Board Meeting minutes which motion was seconded and unanimously approved.

Skip Jewett, President: I want to thank Luann Fanelli, Ray Halas and Allen Ebaugh for all their hard work putting this place back together from two storms as well as the emergency pool fence installation. I also want to thank the board for all their help in making some very tough decisions in the last several months.

Mark Chase, Treasurer: See attached.

Storm damage update: The stairs to the beach are complete. The repairs to the seawall are complete. The seawall cable railing installation is complete except for the two gates. The gates are being fabricated and should be installed in about two weeks. Areas that need new sod is also complete.

There was discussion regarding selling the Association owned unit C202. We will be preparing a financial analysis and the board will discuss the pros and cons of selling the unit at the next board meeting in September. The board will then vote on whether we will move forward with the sale which would then require a members vote.

The roofing contractor is preparing a roof replacement schedule and proposed cost for the A building roof replacement and it will be forwarded to the board upon receipt.

Homeland Protective Services has been contracted for security for holidays and weekends. There will be a parking attendant at the front entrance every Saturday and Sunday from 9am to 5pm through July. There will also be a security guard at night during the July 4<sup>th</sup> holiday.

Terra Scape is preparing a landscape plan and it will be forwarded to the board for their review and approval upon receipt.

The next regular Board of Director's meeting is scheduled for September 2, 2023, at 9:00 am in the recreation room.

Frank Melton moved to adjourn which motion was seconded and unanimously approved. The meeting was adjourned at 10:03 a.m.

Diane Vinson  
Secretary, Southeaster, Inc.

All,

Southeaster BOD Meeting 5/27/23  
Treasurer's Report

2023 FINANCIAL PERFORMANCE THROUGH 4/30/23:

Year-to-date (YTD) association income through April 30, 2023 was \$506,593.23; \$310,346.98 over budget — (\$308,000 of which was a special assessment, and \$2080.83 was non budgeted interest income).

YTD 2023 expenses through April 30, 2023 totaled \$301,577.08; \$105,330.94 over budget (includes \$27,720 allocated to reserves from assn dues).

YTD 2023 net income through April 30, 2023 was \$207,145.76 (including the special assessment, transfer to reserves, and check fraud recovery of \$2129.70).

INCOME VARIANCES:

Special Assessment to make up for projected 2023 operating deficit and unanticipated reserve shortfalls — +\$308,000 (over budget)

Rental income from assn owned unit C202 — +\$807.81 (over budget)

Check fraud recovery — + \$2129.70 (over budget)

Interest income — + \$2080.83 (over budget)

Laundry income — <\$500> (under budget)

EXPENSE VARIANCES:

BUILDING OPERATING EXPENSES: <\$11,286.81> (over budget)

Maintenance and Repairs — <\$2718.33> (over budget) storm related repairs.

Water, Sewer, Irrigation — <\$3197.41> (over budget) extra water usage related to storm damage restoration.

GROUNDS OPERATING EXPENSES: <\$66,607.29> (over budget)

Courtyard Landscaping/Pavers: <\$65,641.80> (over budget) storm damage repair.

UNITC-202: + \$2362.12 (under budget) Good.

PAYROLL EXPENSES: <\$1161.75> (over budget) Maintenance Gross and Social Security

INSURANCE: <\$19,567.30> (over budget)

Property: <\$22,722.80> (over budget)

Flood: +\$3187.50 (under budget)

OFFICE & ADMIN: <\$4732.70> (over budget)

Accounting/Audit Fees: <\$3718.34> (over budget) annual audit.

Fees/Permits/Licensing: <\$1795.17> (over budget)

Legal Fees: +\$273.33 (under budget)

POOL/DECK: <\$2877.55> (over budget)

Chemicals: <\$877.07> (over budget)

Deck & Furniture & Equipment Repair: <\$2000.48> (over budget) storm related repairs

RECREATION: <\$1459.66> (over budget)

Tennis/Shuffleboard: <\$1626.33> (over budget) general repairs

CASH POSITION: (as of 12/31/22) — \$517,624 CASH POSITION: (as of 4/30/23) — \$435,029.44

#### 2023 OPERATING ACCOUNT:

December 31,2022 balance: \$52,819

April 30,2023 balance: \$147,147.14

#### 2023 RESERVE ACCOUNT:

December 31,2022 balance: \$464,805.65

#### ADDITIONS:

\$65,333.00 (insurance premium repayments from operating account.)

\$27,720.00 (from assn dues.)

#### SUBTRACTIONS:

Check# 1172 - \$10,711.14 (1/5/23) to Tim's Home Repair (beach stairs and seawall restoration)

Check# 1173 - \$750.00 (1/5/23) to United Engineering (inspection of seawall restoration work)  
Check# 1174 - \$9413.18 (1/13/23) to Tim's Home Repair (beach stairs and seawall restoration)  
Check# 1175 - \$5000.00 (1/13/23) to Tim's Home Repair (beach stairs and seawall restoration)  
Check# 1176 - \$104,397.05 (1/18/23) to IOA (property insurance)  
Check# 1177 - \$10,000.00 (1/25/23) to Tim's Home Repair (beach stairs and seawall restoration)  
Check# 1178 - \$78,852.00 (1/25/23) to IOA (property insurance)  
Check# 1179 - \$30,684.25 (2/4/23) to Ace Enterprises (concrete restoration work and seawall repairs)  
Check# 1180 - \$3100.00 (2/7/23) to Tim's Home Repair (beach stairs and seawall restoration)  
Check# 1181 - \$13,680.00 (2/14/23) to Ace Enterprises (concrete restoration work and seawall repairs)  
Check# 1182 - \$481.00 (2/24/23) to Ace Enterprises (concrete restoration and seawall repairs)  
April 30, 2023 balance: \$287,882.30\*

\*\$116,148.87 due from operating account for insurance premiums paid in advance.

PREPAID MAINTENANCE FEES: \$44,614.35

PREPAID INSURANCE: \$132,058.01

PREPAID TERMITE BOND: \$1530.41