

**SOUTHEASTER, INC.**  
**BOARD OF DIRECTOR'S SPECIAL ASSESSMENT MEETING MINUTES**  
**JANUARY 9, 2025**

The Southeaster, Inc. held a Board of Director's Special Assessment meeting on Thursday, January 9, 2025, at 3:00 pm via Zoom. Notice of the meeting was duly posted on the Association property and sent to all owners at least 14 days in advance. A quorum of the board was established and Skip Jewett, President called the meeting to order at 3:08 p.m. Directors present on Zoom were Skip Jewett, President; Linda Breum, Vice-President; Keith Ellis, Secretary; Jerry Rauterkus, Director; Eric Miller, Director; Frank Melton, Director and Steve Howard, Director. Rob Schwarz, Treasurer and Blake Thomas, Director were absent.

Jerry Rauterkus moved to approve the special assessment as outlined on the attached agenda item 4) which motion was seconded and unanimously approved. The special assessment in the amount of \$9000 will be due and payable in two installments. The first installment of \$4500 will be due on February 15, 2025. The second installment of \$4500 will be due on April 15, 2025.

Skip Jewett, President opened the floor to all owners present via Zoom 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, February 22, at 9 a.m. in the Southeaster recreation room.

Linda Breum moved to adjourn, which motion was seconded and unanimously approved. The meeting was adjourned at 3:25 p.m.

Keith Ellis  
Secretary, Southeaster, Inc.

## AGENDA

- 1) Verify Quorum of the Board of Directors and Call to Order
- 2) Proof of Notice of Meeting
- 3) Approve Minutes of Previous Meeting
- 4) Board Approval of a Special Assessment due from all owners of record for the purpose of covering concrete repairs and deck coating as listed below. If approved by the Board, the Special Assessment in the amount of \$9000 will be due and payable in two installments the first installment of \$4500 will be due on February 15, 2025. The second installment in the amount of \$4500 will be due on April 15, 2025. The items covered in the assessment are as follows.

### Concrete Repairs:

Current concrete reserve account in the negative:	\$ 57,000
F Building Column Replacement (2):	\$ 53,900
Milestone Inspection Concrete Repairs:	\$171,750
Milestone Mobilization Cost:	\$ 21,000
D Building Storage Room Repair:	\$ 46,660
Engineering Inspections for all Repairs:	\$ 20,000
Concrete Change Order Estimate:	\$ 75,000
B&C Walkway Support Beam Replacement:	\$ 85,000

### Deck Coating:

Walkways:	\$ 98,250
Patio/Balconies:	\$ 64,810

Total Assessment required \$9,000 per unit x 77 = \$693,000

- 5) Schedule the Next Board of Directors Meeting
- 6) Adjournment