

Soundside HOA Board Meeting
September 29 2023

Attendees : Bill Cilento , Vikki Rehak, Jeremey Lemaire, Brinnan Coates , Bruce Cabral, Norman Goldbach, Adam Burnhams

Quorum Established and meeting called to order @ 8:01 PM

Executive session starts at 8:01 PM and finishes 8:18 PM

Previous Business

Last meeting Minutes , Jeremy called a motion to approve the last HOA board meeting minutes
Adam seconded - all in favor - approved

Annual Meeting Date

Annual meeting has been set for Rec and Oceanfront as November 18th 2023

Jeremy Called Motion to propose Soundside HOA Annual meeting on November 18 2023 -
Adam seconded - All in Favor - approved

Meetings on November 18th 2023 - Rec 10:00 am , Oceanfront 11.30, Soundside 12.30 - all meetings to be held at Clubhouse (bring own chairs)

Discussion that Brad sutherland (Insurance Agent) come to meeting to discuss market trends on Insurance Premiums

Budget

Reserve Study activities - current needs - paint trim around duplexes , 2 quotes received
\$35,000 and \$60,000 (Lifelow & Villegas respectively)

This was agreed and voted on 5 years ago to do .

Vikki to send an email to all duplex owners to work out how best to coordinate timing of work , will need access to carports and decks. Est 4 weeks in total . In addition paint the numbers (\$750)

Jeremy Called motion to approve that we go with the Lifelow quote and number painting , Bruce Seconded - All in Favor

Flood Policies (Anglin)

Per Vikki - As part of the budget we accumulate Master policies and flood insurance .
However Flood policies can be different based on purchase dates.

Anglin (homeowner) has 2 policies one of (957A) had lapsed resulting in 16 months without (up to Feb 2023 - when the matter was identified) Mortgage company is now looking for reimbursement (\$7000)

This needs to be resolved - the community should not bear the costs

Budget General Items

Currently over budget on Cable & Internet (3,099,89) do we need Cable ? Vikki to check on costs of just having internet

Legal Fees up due to current litigation

Postal Fees - encourage owners to conduct all soundside business through portal - Vikki to resend emails with instructions (Postal fees \$1200 in 2024 budget)

2024 - Premier Management no change

Insurance is main line item for increases

+10% General Policy

+15% Flood

This is in line with market trends - supporting information to be provided.

The Budget was presented as following the Reserve Study and having an Insurance Agent at Board meeting to explain - if this can't happen a pre Annual Meeting Zoom Call (Oct 12)

Bruce Called a motion to approve the budget as is , Brennan seconded - all in Favor - approved

MFH Decking repairs still needs to be resolved - need 10 votes for decking repair to be carried out (not part of reserves)

ARC requests

Currently 1 ARC request from Bill Cilento (Bill abstained himself from this discussion)

Roll Down Shutters on all 3 sliders -

To approve the request all must vote unanimously in the same media (portal, Email ,in person etc)

Jeremy called a motion to approve the ARC request for Roll Down Shutters for Bill Ciemto - Adam seconded All In Favor (Bill Cilento abstained) - approved

Jeremy Called motion to adjourn Meeting , Bruce Seconded - all in Favor
Meeting adjourned 10:55 PM