

SCHOONER BAY CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES

April 24, 2024, 6:00 P.M.

The annual Schooner Bay Condominium Association ("SCBA) meeting was called to order by Board President Tom Yeagel, who chaired the meeting. In attendance: Tom Yeagel, Myritta Paul, Michael Messerschmidt, Susan Coursey and Steve Tower.

After signing in, attendees were given a packet of information, including the agenda.

The meeting was called to order by Tom Yeagel. The agenda was set out and the purpose of the meeting. Electing of three board members and to transact any other business.

Introduction of board members and owners present.

Reading of the previous board meeting was waived by Jeff Wildonger and seconded by Kat Brownsdon. Motion passed.

Approval of the 2023 minutes. The minutes were approved by a motion by Jeff Wildonger and seconded by Nat Brownsdon. Motion passed.

Insurance:

Tom reviewed the requirements for insurance. Steve Tower met with Marshall and Sterling today to review insurance costs. No decision have been made, but it looks like our premiums will stay or the same or we could see a reduction in our premiums. We are also waiting for a quote from a second insurance company. We hope to have the costs within the next three weeks. We have been with Island Heritage Insurance for over 20 years. We have a good working relationship with them but are still looking for other quotes. Marshall and Sterling are looking for reductions. They are looking at not covering cisterns and foundations from windstorm damage. We are also looking at a 90% coverage ratio.

Security:

Mike Messerschmidt, the chairman of the Security Committee, addressed security at Schooner Bay. Fortunately, we have not had any problems. Following the advice of our attorney, we hired a new security company that is licensed and insured. The board is discussing the installation of a security gate. It would be lowered overnight when the security guard is working and would be in the upright position when they are not working.

Parking Permits: We are going to look at temporary passes for renters and guests. Owners will have a separate pass so that the security guard will know who is on the property. Toni Groom expressed interest in joining the security committee.

Landscaping:

Susan Armstrong is working with the USDA in removing unwanted chickens and iguanas. Any requests for changes to the landscaping should be made through the office. We all feel that Gus is doing a great job!

Finance:

Myritta and Dawn are working with the auditor to get the 2023 audits completed. Mr. Singleton, the auditor, is going to give our audit his full attention as soon as the tax season is over. The capital repair budget is included in packets and available online. The biggest project is the west pool. We are also getting quotes for replacement of east facing galleries. The resurfacing of the tennis court is also on the agenda. Jonathan will investigate the addition of lights for the tennis court. The projected costs of the generators maintenance is included in the monthly dues. We are also looking for input as to when and how long generators would run should there be a long term power outage. The board is also looking at security cameras to cover the east side of the property. The other expense that was discussed is our three full-time employees. Again, the board thinks that Jonathan, Dawn and Gus are doing a great job. The bankruptcy of unit 247 was also discussed. It is hoped that this issue will be resolved by the end of the year.

Land dispute with Tip Top Construction is still being litigated. We hope to have a resolution soon.

Election Results:

Number of units voted: 56 out of 61 units were eligible to vote. 30 units are present in person or by proxy.

Election results

Mike Messerschmidt -26 votes

Myrita Paul -31 votes

Jeff Sundrum – 23 votes

Ivar Olson - 1 vote

Cheryl Snyder – 1 vote

Motion to adjourn was put forward by Jeff Wildonger and seconded by Glenn Charles.