

# October 2021 SD III Board of Directors Meeting

SD III Zoom Call, 10AM, 10/1/21

## Minutes of the Meeting

*Present: Joshua Herbstman (Board President), Larry Taylor, Steve Berk, Larry Ridley, Bob Reed & Jim Haga, Property Manager*

1. Call to Order by Joshua Herbstman & a determination of a quorum. This meeting met its compliance with notice requirement.
2. Larry Taylor presented a financial report, highlighting SD III's finances. With several months left to go in calendar year 2021, the assessment for this year is still owed by several homeowners.
3. Jim Haga presented the maintenance report as well as a project update on our concrete restoration. East-side repairs are likely to begin at the start of the 2022, although we have no exact firm date as of yet from SE Restoration. Owners will have advanced notice of what (if any) needs to be done to either the supporting concrete column in their units AND/OR any work that will be done on their balconies.

We have made the decision that swing stages will be used to execute this part of our restoration projection. More details will be available as to when this project will begin once our office knows more.

The Board and Jim are working on resolving the issue of the parking garage, as one of SE Restoration's vendors may have damaged the structure by parking a heavy vehicle upon it. SE Restoration knows it is liable for any damage, and we are working out the language of a resolution to this matter so that an action plan can be implemented.

4. Joshua Herbstman gave updates on the Board's dealings with SD II & SD IV regarding the beach boardwalks:
  - a) SD II is proceeding with working on an agreed Easement draft, which once ratified, will pave the way for the two Associations to work on a plan to construct a new boardwalk.
  - b) SD IV, despite previously agreeing with Larry Taylor on the framework of an Easement, has changed their tune, and as of this meeting, maintains its original position of 45% cost responsibilities with full veto authority on all matters relating to the construction of a new beach boardwalk. The Board agreed that, at this point, the ball will remain in SD IV's court.

SD III/IV Boardwalk remains closed as the structure has significant safety issues for which SD III is solely liable, since SD IV pays nothing for insurance.

5. The Elevator Project is moving along, as Bob Reed, Jim Haga, and Joshua Herbstman have discussed the specs with SD III's hired elevator consultant. More information on this project will be available by our next Board meeting.
  
6. The Board had a vigorous discussion regarding the standards for windows and end-unit sliding glass doors on the westside of the building. Larry Ridley voiced concerns that, although every unit was inspected by a team of two Board members and Jim Haga, the end result for several owners would be burdensome. Joshua Herbstman, along with Bob Reed, countered that as costly and uncomfortable (expense-wise) as this may be for owners who have to replace one or more items on their westside, ALL windows and sliding glass doors must be in compliance with modern building code. Furthermore, the Association just spent a small fortune to fix the westside concrete, and cannot have sliders remain in place that may compromise the concrete in any way.

Owners must replace any and all items they were noticed on by Jim Haga.

7. The Meeting was adjourned by unanimous vote at 11:42 am.