

Seminole Square 3(B) Board of Directors Meeting

Date: January 29, 2025

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Time 10:03

Location: Club House

Call to Order

The Board of Directors Meeting was called to order at 10:03am by President Duncan McClain. Mel Williams, Vice President, Al Painter Secretary/Treasurer and James Myrthil, LCAM, PMEC, Ameri-Tech Community Management, Inc. were also present.

Establishment of Quorum and Roll Call

A quorum was confirmed, all board members were present.

McClain

Proof of Notice

Proof of Notice established by mailing and public posting within 48 Hours.

Reports

Hurricane Mitigation

Roof Repairs – The Board discussed several options of roof repair. McCally Roofing presented a proposal for both complete roof replacement and roof repair. The Board noted that three bids will be received for the roof replacement or repair and evaluated before the final bid is accepted. Sean Blackwell, project manager of Velocity Services Group will serve as project coordinator and James Myrthil, Ameri-Tech will serve as project Manager.

Public Adjuster – the Board discussed the need for a Public (Insurance) Adjuster. The Public Adjuster (PA) serves as the Building Advocate to do an independent assessment of the Hurricane damage and present findings to

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Citizens the Building's insurance carrier. Two PA(s) are currently being considered.

Milestone Repairs – The Board provided an update on the Milestone project. We are currently working with Socotec, who performed the original survey in 2024. Socotec will provide detailed reports of repair work to be done. Once these reports are received, the work will be put out to bid, 3 bids required.

Treasurer's Report – Al Painter provided the Treasurer's report, explaining the balanced sheet and income statement. Al also discussed the current reserve balances and the balance of the Truist loan, which will be paid off in July, 2025.

Motion to Waive Late Fees

The fact that owners' payment coupon books were not received by all owners before January 1, 2025 may result in late owner payments.

A motion was made to waive all late fees in the month of January. (McClain, Painter) Motion seconded and approved unanimously.

Management Report – James Myrthil, Ameri-Tech provided the management report. He discussed the Costa del Sole sign on SSQ property and indicated that he will be following up with them to discuss the signs removal. This has been discussed in the past, and James will continue to follow. James also noted that he has been in touch with Waste Pro, our trash service. They have agreed to replace the Building B dumpster.

Insurance Appraisal

An insurance appraisal is required for Building B. The appraisal process was discussed by the Board. Previously the Building has used the Felton Property Assessment Teram (FPAT) to perform our appraisals and other related services.

Motion to Approve Insurance Appraisal

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A motion was made and seconded to approve FPAT as the Buildings insurance appraiser. (Painter, McClain) Motion seconded and approved unanimously.

Reserve Study

Florida law requires the completion of a reserve study to be completed by the end of 2025. The Board evaluated two proposals for this study, which were discussed at the meeting. A motion was made to accept the proposal submitted by FPAT based on their experience with the Building and their price. (McClain, Williams) Motion seconded and approved unanimously.

Sale/Lease Approval

An application for a unit rental was submitted. The application was found to be incomplete. A motion was made to deny the application due to incompleteness. (McClain, Williams) Motion seconded and approved unanimously.

Adjournment

The Board meeting was adjourned at 10:48 AM. Motion made and seconded (McClain, Williams) Motion approved unanimously.

Respectfully Submitted:

Al Painter

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Secretary/Treasurer