

## **Special Board Meeting Minutes\_12.22.25\_Seacrest Contract Vote**

### **Items of Business**

- Seacrest Service Contract Approval & Vote
- Landscape Report
- Roof Project Update
- Misc. Business

### **Attendees:**

Steven Reich - President  
Pierre Roy - Vice President  
Ricky Hull - Secretary  
Morrie Weinberg - Treasurer  
Andre Norbert - Director  
Isaac Pessua - Director  
Michael Konowitz - Director  
Joyce Wirch - (Lifetime) Honorary Board Member  
Maryann Alvarez - Administrative Assistant  
Jaime Morrice - Owner

### **Secret Contract:**

Before vote, item put up for discussion

- Issue raised of Seacrest crossing off the moving and cleaning around chairs.
- Seacrest amended the item stating that they would notify the building when the property would be mowed and we would be responsible for moving, returning and cleaning the chairs.
- The Board overwhelmingly disagreed with that edit.
- To ensure the contract is signed on time and not to default going into 2026, Steve is going to put a line through that item and have a discussion with Bryan regarding this issue.

Motion was made to sign the contract with the chair clause striked out to be resolved with Seacrest via a discussion with our building manager - Bryan.

Seconded - all board members voted unanimously.

A hard copy of the contract will be signed and sent to board members currently in Florida for building seal to be applied. Then it will be brought over to the Seacrest office. In the interim a digital copy (email) will be supplied to Seacrest.

### **Landscape report**

#### **Warranty on trees and other plantings from Seacrest**

Q. Does Seacrest give us a warranty on trees?

\*Subject two plumeria trees in front if they are dead.

A. YES, there is a 1 year warranty on trees and plantings.

However, it was noted that the front trees are not dead, the black leaves are part of their natural process and they should bloom after the shedding. If the issue continues Terry Johns is the point of contact to resolve it.

### **Dead trees in the backyard**

Q. Can we request they be removed?

A. Yes, Terry Johns was spoken to about removing them at the time of the valve walk through. It is the hedge trimming crew's responsibility, the window for last time was missed, they will be removing them on their next visit. They come once a month.

### **Railing Damage:**

Q. Should we install poles in front of the front railings to protect them?

A. The response was yes, and that it is a job for Seacrest to do. A work order will be submitted for this project.

A list of all contacts will be provided to ensure a work order can be submitted properly.

### **Roof Update**

Contract was signed 10 days ago with Rainbow Roofing - they are requesting emergency permits due to several current leaks in the current roof.

An asbestos test must be done first, which Rainbow Roofing will conduct, to ensure the project can keep moving.

Target day for the project to begin, 1/10/2026.

Owners will be contacted after 1/1/2026 regarding moving cars from front parking spots.

### **Misc Items: Building Hot Water Heaters**

The installing valves to building hot water heaters was proposed to protect them and to garner more efficiency.

Motion to close - seconded and favored. The meeting ended and recording was stopped.