

# Sea Island North

## Condominium III Association, Inc.

**Board Meeting – March 6, 2023 – 4:00 PM**

As a quorum of the Sea Island North Board of Director was established and the notice was properly posted, the meeting was called to order by at 4:02 PM at the office of Monarch Association Management and via ZOOM, hosted by Monarch Association Management.

Directors Present: Adrian Zvarych, Charles Akstin and David Bly  
Director Absent: Doug Heckman and Jeff Winkler  
Owners Present: John Paulick and John Brouwer  
Others Present: Sue Marino - Monarch Association Management, Inc.  
Danielle Nichois & Robert Brown – UNIVERSAL Engineering Services

**AGENDA: The purpose of this meeting was to hold a Q&A session to review the Pre-Phase I Milestone Inspection process with UNIVERSAL Engineering Sciences representative. This inspection is a mandatory structural inspection for condominium and cooperative buildings three stories or more in height. The inspection must be performed at Sea Island North before December 31, 2024.**

**Q&A Session Included:**

- 1. Cost of Phase I Inspection is \$4,400.**
- 2. Visual inspection looking for structural deterioration.**
- 3. Report will identify areas of concern and provide recommendations.**
- 4. Balconies at units 305, 205 and 301 will be evaluated.**
- 5. Inspection and report can be available in approximately 45 days.**

**Discuss Funding Options:**

Following discussion:

***Motion by Chuck to accept the proposal from UNIVERSAL Engineering Sciences in the amount of \$4,400 and to levy a one-time Special Assessment in the amount of \$300/per unit, second by David.  
Motion carried unanimously.***

**Adjournment: Following discussion motion to adjourn meeting at 4:36 PM.**

Respectfully submitted,  
M. Susan Marino, Secretary Pro Tem