

Sea Island North

Condominium III Association, Inc.

Board of Directors Meeting – September 21, 2023 – 4:00 PM

As a quorum of the Sea Island North Board of Directors was established and the notice was properly posted the meeting was called to order by at 4:03 PM via ZOOM, hosted by Monarch Association Management.

Directors Present: Kelly Wooley, John Bouwer, Roger Siever, David Bly and Christine Pauilk
Director Absent: John Bouwer
Also Present: Sue Marino - Monarch Association Management, Inc.

Prior to starting the Meeting, Kelly asked Jeff Winkler to give an update as to the progress of repairing/replacing the hurricane damage. Jeff reported:

1. **Carpport Panels on Roof:** Tri County Aluminum found aluminum panels to repair the carport roofs. They may not be the exact same matching panel but he thinks they will work at a cost of \$5,800. The panels will also need to be painted, cost yet to be determined. Contractor indicated they are approximately thirty (30) days out from work commencing.
2. **Replacement Receptacles, Main GFI and Wire on the Pole Light:** Tardif Electrical has completed all of the electrical work, related to the hurricane.
3. **Roof and AC Units:** The roof was inspected by Urethane Systems in March 2023. The inspected the roof and AC units following the hurricane and found no related damage.

Board Discussion on wording for Proposed Pet(s) Amendment:

This proposed amendment was presented by Kelly Wooley:

Kelly polled those present for their suggestions and discussion:

- Chris: Chris commented that all owners bought into Sea Island North knowing there was a "No Pet" policy in the documents. Dogs and cats only. Owner must be in control of their pet at all times and pick up after them. No pets for renters. Not sure about weight restriction. Must provide documentation for all Service and Emotional Support Animals (ESA). Prior to closing owner sign off on know the pet policy.
- Jeff: Open to reasonable pet policy. Suggests being guided by attorney. Establish a Pet Policy and establish Rules and Regulations around that policy.
- Dan: General support of having a "Pet Policy". One to four cats or dogs only, all others excluded. No exotic pets. Also suggests checking with attorney. House kept...cannot run free. Documentation for Emotional Support Animals but no need to see doctor's letter why need of ESA.
- Greg: Yes, in favor of Pet Policy. Cats and dogs maximum of three (3). Renters' OK but up to owner. Set weight questionable as it changes on pets. ESA with documentation.
- Amy: Allow Pet Policy. Cats and dogs. Service and ESA with documentation. On Leash when outside.
- Kelly: Yes, in favor of Pet Policy. Not allow large saltwater fish tanks.
- Sam: Yes, in favor of Pet Policy. Property value increases with Pet Policy. Tenants have same rights as owners.
- Roger: No Pets per policy in current documents. EMS and Service pets only.
Unit 301 - In favor of common sense Pet Policy. Maximum of 2-3 dogs or indoor cats. Renters have same rights as owners.

Miscellaneous Discussion:

- David: Budget should only require two (2) review meetings. Jeff would like to be included.
- Jeff: Washing machine still not working question as to fixing or replacing. Kelly will get proposal to replace. Jeff suggested, due to costs factor for new, to have repaired one more time

Adjournment: Next week's Meeting Agenda: "Proposed Pet Amendment"

Motion to adjourn by Chris at 4:43 PM, second by Kelly.

Motion approved unanimously.