

Seacove Condominium Owners Association  
1630 Scenic Gulf Drive, Miramar Beach, FL 32550

## Organizational Meeting Minutes

Date: Tuesday,

February 3rd, 2026 , 9:00 AM CST

Place: On the grounds in the Community Clubhouse

### I. Call to order

Kyle McGowan called to order the Organizational Board meeting of the Seacove Condominium Owners at 9:00AM  
CST February 3rd, 2026

### II. Roll Call

The following people were present via zoom or in person. Kyle McGowan, Chris Wernimont, Luke Roseboom, Leah Wernimont, Kate Alexandrova and Dwight Pierce, Manager.  
Quorum is present. A few owners via zoom and in person.

III. Proof of Notice. Proper notice of the meeting was confirmed.

IV. Minutes : A motion was made by Leah Wernimont to approve the minutes from December 10, 2025 Board Meeting.  
Seconded by Chris Wernimont. All in Favor. Approved.

### V. Old Business Discussions:

A) Discussion was held regarding the tile removal project. Issues were identified, including wood damage and wood rot. The estimated cost for tile removal across all five buildings is \$12,000. Several units remain incomplete. Luke Roseboom made a motion to proceed gradually and complete the remaining units at a later time. The motion was seconded by Kyle McGowan; however, it did not pass.  
Following further discussion, including input from attending owners, a motion was made by

Kyle

McGowan to complete tile removal for all units at once. Seconded by Chris Wernimont. 4 to 1 agreed. (Luke Roseboom disagreed.) Approved.

B) Discussion was held regarding stucco repairs: with an estimated cost of \$47,000.

- Building 9: Three columns require repair,
- Building 10: Work is scheduled to be completed at the beginning of February.

C) Late HOA Payments: Letters were sent to owners with outstanding balances in mid-January. If payments remain unpaid after 30 days, the matter will be referred to the association's attorney to begin the collection process.

#### VI. New Business :

A) Update on a Master Committee:

Kyle McGowan provided an update regarding the Master Committee on security.

B) Discussion of an automated monthly payments : Kate Alexandrova made a motion to allow all regular expenses to be paid automatically on a monthly basis, with all other expenses paid upon

invoice. The motion did not pass. Following discussion, including input from attending owners, Leah

Wernimont made a revised motion for budgeted recurring ("regular") expenses to be paid automatically

each month, with all other expenses to be paid upon invoice. Seconded by Luke

Roseboom. All in

Favor. Approved.

C) 2025 Financial Review and Taxes : Kyle

McGowan made a motion to complete the 2025 tax filings and financial review. Seconded by Luke

Roseboom. All in Favor. Approved.

D) Cam License Requirement: Kyle McGowan stated that Florida law requires the Seacove Condominium Owners Association to have a licensed Community Association Manager (CAM). At the time

of the previous meeting, Dwight Pierce did not hold the required CAM license.

Dwight Pierce informed the Board that he expected to obtain his CAM license. He initially indicated a target date of March 1; however, the Board established April 1 as the deadline for obtaining the required license.

VII. Seacove Rental Program: A brief discussion was held regarding the Seacove Rental Program and a proposed maintenance program for homeowners.

VIII. The next meeting is scheduled for April 7, 2026 at 9:30 am CST .

Having no further discussion Luke Roseboom made the motion to adjourn the meeting. Leah Wernimont second it. All in favor. Approved.

Minutes Submitted by Dwight Pierce Manager and Kate Alexandrova .

*Kate Alexandrova*

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