

Seacove Condominium Owners Association
1630 Scenic Gulf Drive, Miramar Beach, FL 32550
Organizational Meeting Minutes
Date: Wednesday December 10, 2025 , 9:00 AM CST
Place: On the grounds in the Community Clubhouse

- I. Call to order
 - a. Kyle McGowan called to order the Organizational Board meeting of the Seacove Condominium Owners at 9:00 AM CST December 10, 2025
- II. Roll Call
 - a. The following people were present via zoom or in person. Kyle McGowan, Chris Wernimont, Luke Roseboom, Leah Wernimont, Kate Alexandrova and Dwight Pierce, Manager.
 - b. Quorum is present. A few owners via zoom and in person.
- III. Minutes:
 - a. Motion by Kyle McGowan to approve the meeting minutes from the October 20, 2025 board meeting. Second Chris Wernimont. All in Favor. Approved.
- IV. Board Appointment to fill Vacancy due to the resignation of Director:
 - a. Kyle McGowan made a motion for Leah Wernimont to fill the vacancy as Member at Large. Chris Wernimont was nominated to move from Member at Large to Vice President. Luke Roseboom seconded it. All in Favor. Approved.
- V. Treasurer Report:
 - a. One unit is in arrears 60+ days and the board approved going forward with collections following guidance from the Seacove Attorney.
 - i. Motion by Kyle McGowan to begin the lien process in accordance with our bylaws and guidance from Becker & Poliakoff. Leah Wernimont seconded it. All in favor.
- VI. Old Business:
 - a. Stucco repair/replace party wall on building 9 & 10.
 - i. Budget for repairs set at \$50,000.
 - ii. Approval by the board for the end wall building 10 and big party walls building 9B.
 - b. Tile removal from entry patios.
 - i. Discussion around the fact that the 2026 budget allocates \$15,500 for ALL building maintenance.
 - ii. Discussion around the fact that the buildings with the greatest repair needs should be completed first, then if there are remaining funds we could do more.
 - iii. Motion by Leah Wernimont to approve. Luke Roseboom seconded it. All in favor.
- VII. New Business:
 - a. Appointment to Master Committee due to the resignation of the director.
 - i. Chris Wernimont was nominated for the Master Committee by Kyle McGowan. All in Favor.
 - b. Budget committee proposed for 2026 Operating Budget.
 - i. Luke Roseboom presented the Budget for 2026.
 - ii. The approved Seacove Homeowners Association budget (also known as the Master Budget) was presented for 2026. The total contributions needed from the Townhome and Condo Associations will be \$293,096, with \$195,397 coming from the Condo Association, or \$407 per owner, per month.
 - iii. After Luke Roseboom presented the proposed Condo operating budget for 2026 there was a motion to approve the budget by Luke Roseboom, Second by Leah Wernimont.

1. Kyle McGowan asked for further discussion.
 - a. There was a discussion amongst the board and some homeowners in attendance regarding the proposed increase.
 - b. Specific to the discussion was how much of the excess bank funds should be credited to the 2026 budget. The proposed budget included a credit of \$38.53.
 - i. After discussion amongst board members and homeowners, the credit was reduced to \$18.51.
2. Following the additional discussion and making recommended adjustments to the final draft of the budget there was a motion by Leah Wernimont to approve the 2026 Operating budget as amended. Second by Kate Alexandrova.
 - a. Leah Wernimont, Kate Alexandrova, Kyle McGowan said "Yes", Luke Roseboom and Chris Wernimont said "No". Motion passed.
 - b. The board agreed to make an increase in HOA fees starting January 1st, 2026, to \$792.00 per month.

/III. Next meeting date

- a. The next board meeting is February 3, 2026, at 9 AM CST.

Having no further discussion Luke Roseboom made the motion to adjourn the meeting. Kyle McGowan adjourned the meeting at 11:15 AM CST .

Minutes Submitted by Dwight Pierce Manager and Kate Alexandrova the Secretary.

Approved: Leah Wernimont made a motion to approve the minutes. Chris Wernimont second it. All in favor.

Signed By a Secretary, Kate Alexandrova

| | |
|-------------------------|------------------------------------------------------------------|
| <i>Kate Alexandrova</i> | dotloop verified 02/03/26 11:44 AM CST EOHC-BKRW-UOPF-7QEE |
|-------------------------|------------------------------------------------------------------|