

SEA EDGE, INC.
2076 SOUTH OCEAN DRIVE
HALLANDALE BEACH, FL 33009

MINUTES OF THE FEBRUARY 11, 2024 ORGANIZATIONAL MEETING

1. The meeting was called to order by Mr. Martinez at 4:24 p.m.
2. My Martinez stated that the Affidavit of Notification was on file with the secretary.
3. The roll call of the board was taken; Mr. Martinez, Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi and Ms. Lirio were present. Mr. Commodari was absent.
4. Mr. Lamperelli made a motion that the minutes of the Organizational meeting of February 26, 2023 be approved as distributed. The motion was seconded by Mr. Fischer. There was no discussion and a vote was taken. Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi, Ms. Lirio and Mr. Martinez voted in favor of the motions with 0 votes cast against it. The motion passed and the minutes were accepted as distributed.
5. Mr. Martinez asked for nominations for President of the board in 2024. Mr. Fischer nominated Mr. Martinez and the nomination was seconded by Mr. Fazi. Nominations were closed and a vote was taken. Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi, Ms. Lirio voted in favor of the nomination. Mr. Martinez abstained. The motion passed and Mr. Martinez was selected as the President of the board for 2024.
6. Mr. Martinez then asked for nominations for Vice President. Mr. Martinez nominated Mr. Fischer and this nomination was seconded by Mr. Lamperelli. Nominations were closed and a vote on the nomination was taken. Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi, Ms. Lirio and Mr. Martinez voted in favor of the nomination. The motion passed and Mr. Fischer was elected Vice President of the board for 2024.
7. Mr. Martinez then asked for nominations for Treasurer. Mr. Lamperelli nominated Mr. Paquin and the nomination was seconded by Mr. Fischer. Nominations were closed and a vote on the nomination was taken. Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi, Ms. Lirio and Mr. Martinez voted in favor of the nomination and the motion was passed. Mr. Paquin was elected Treasurer of the board for 2024.
8. Nominations were then opened for Secretary. Ms. Lirio nominated Mr. Lamperelli and the nomination was seconded by Mr. Martinez. Nominations were closed and a vote on the nomination was taken. Mr. Fischer, Mr. Paquin, Mr. Lamperelli, Mr. Fazi, Ms. Lirio and Mr. Martinez voted in favor of the nomination and the motion was passed. Mr. Lamperelli was elected Secretary of the board for 2024.
9. Mr. Martinez than announced the executive board for Sea Edge, Inc. for 2024. They are Mr. Martinez

as President, Mr. Fischer as vice President, Mr. Paquin as Treasurer and Mr. Lamperelli as Secretary.

10. Ms. Lirio than indicated that there were shareholders upset because they did not get to voice their concerns regarding safety of the building during the annual meeting. Mr. Lamperelli stated that if Ms. Lirio knew what those concerns were that the board could discuss them at this meeting and he would include them in the minutes.

Ms. Lirio stated that one of the concerns was the presence of homeless persons using the club house, the bathrooms and chairs during the night and asked that the board consider what can be done to address that situation.

A second concern was that people who were no longer residents of the Sea Edge still had the fobs that allowed them access to our facilities.

A third concern was that guests were using units but owners not notifying the office so that there was no official knowledge of who these people were and that their residence in the unit was legitimate.

As far as the homeless are concerned; when they are seen they are confronted but the board discourages residents and even board members from doing this, especially in these times. The policy is now when there is an issue the police are called to handle the issue as one of trespassing. There is also concern of people parking their cars and accessing the beach. This has been a problem and now with construction and painting it is almost impossible to determine who these individuals are unless they are actually seen parking and going through the public walkway. We do employ a towing service and we will use it when we are certain the car is illegally parked. The board will discuss additional ways to address the homeless persons using the facilities on the pool deck including the last people by the pool to lock the bathrooms and the clubhouse before they leave. The board will continue to consider additional ideas.

A second concern were those individuals who continue to possess access fobs but are no longer residents of the Sea Edge. Mr. Martinez indicated that if anyone sees someone doing this they should note the approximate time and the gate that was used because if he has this information he can access the fob identification and render it unusable. It is the current policy that when someone sells their shares their fobs and keys are collected by the office but it is impossible to know how many they have. Even so, the board will maintain their policy of collecting keys and fobs from those who sell their shares and deal with individual situations as they are reported to the board.

In the case of shareholders not notifying the office when someone is using their unit and they are not present we can address that by sending out notices quoting the by laws that are in place stating clearly that the board must be notified and that there are restrictions that must be met which define who can use the unit and for how long. We can also insist

those individuals must make themselves known to the office when they arrive or as soon after as reasonable and provide identification. A notice will be sent to all shareholders to this effect as soon as possible.

Security is an issue and a growing one in these times. We have increased the height of the pool fence, implemented a towing contract and a policy of notifying police when trespassers are identified. The board will continue to address these concerns for they affect all of us.

Mr. Fazi made a motion to adjourn, the motion was seconded by Ms. Lirio. There was no discussion and a voice vote was taken of the board members. The motion passed unanimously and the meeting was adjourned.

Respectfully Submitted,

Robert Lamperelli
Secretary
Sea Edge, Inc.
Board of Directors