

**Eastwind of Satellite Beach Condominium Assoc., Inc.**  
**Board of Directors Meeting**  
**September 30, 2025**

1. **Call to order** - President Bill Rosecrance called the meeting to order at 6:04 p.m. via Zoom. Board members present – Deb Andwood, Bill Rosecrance, and Al Tello. Not present – Fred Gushue and Pat Rose.
2. **Proof of meeting notice** – The agenda was posted September 25, 2025 in compliance with the statute.
3. **Review accomplishments for 3<sup>rd</sup> quarter**
  - Paint Project
    - Keystone Engineering solicited four competitive bids ranging from \$230,000 to \$250,000 including the Keystone Engineering fee of 8% to oversee the project, perform quality inspections, etc. All bidders were comparable and qualified as confirmed by the engineer's assessment. Motion by Al Tello, seconded by Deb Andwood, to proceed with the low bidder, Tech Systems for the paint project. The owners will be informed of the bid process and final selection. The project is anticipated to start November 3<sup>rd</sup>.
    - A membership vote on the building color change was previously taken with the color selected by the owners.
    - Tech Systems will roll the paint on, rather than using a sprayer, to minimize overspray issues. A question was raised about rusted bolts on shutters. Owners were requested to repair or replace their shutter bolts themselves, however, the cost is included in the contractor's scope of work with potential back charging to owners.
    - Al Tello is scheduled to have new windows installed on November 7<sup>th</sup>, which is after the paint project commences. It should not interfere with the painters.
  - Final bids for the fire alarm system and generator contracts were received; there was only one bidder on the generator. The incumbent did not bid on the fire alarms.
  - The Board plans to extend Blue Bell's contract for landscaping for five years. It is a good contract; low price, and they do good work.
4. **Financial Update**
  - Operating account balance as of 8/31/25 - \$101,080.65; TRS (non-structural) Reserves - \$43,121.89; SIRS Reserves - \$144,097.19; Restoration - \$114,162.13.
  - There are two units in collections with one facing potential lien foreclosure.
  - Sandy Bean will provide a first draft of the 2026 budget to the Board and work with them to finalize the proposed budget for next year. Bill provided information on the maintenance budget.
5. **Recruitment for New Board Members for 2026** – Deb Andwood, Bill Rosecrance, and Al Tello all announced that they will not be running for the Board again. All owners are

encouraged to consider serving a term on the Board. With all the major structural projects behind us, and the support of BP Davis to handle issues, it is an opportune time to serve. The deadline to submit your candidacy is October 11<sup>th</sup>. Deb will be available to help the new Board with insurance and offered her support.

6. **Date for Annual Meeting/Budget Meeting** – November 20, 2025 at 6:00 p.m. at the David R. Schechter Center and via Zoom.
7. **Owners' Questions**
  - An owner reported cracks in the concrete by the corner of the #501 garage. It will be addressed.
8. **Adjournment** – Motion by Deb Andwood seconded by Al Tello to adjourn the meeting at 6:31 p.m. Motion passed unanimously.

*Sandy Bean*  
Sandy Bean