BEACH HOUSE OF PASS-A-GRILLE CONDO ASSOCIATION, INC
BOARD OF DIRECTOR'S MINUTES

DATE/TIME: Monday, June 8, 2026, at 5:30pm.
Location: ZOOM

Meeting called to Order at 5:30pm

Quorum of the Board: President Karin Hoppmann, Treasurer, Chris Iaciofoli (entered the meeting at 6pm), and Rick Paulson, Director.

Owners Present: Unit 203, Unit 301, Unit 402, Unit 404, Unit 603, and Unit 701.

Proof of Meeting Notice: Sent out by email and posted on site.

Adoption of Minutes from 5-11-26 and 5-14-26: A motion was made by Karin Hoppmann, President to approve and to waive the reading of the minutes of the 5-11-26 and 5-14-26 board meetings. The motion was seconded by Rick Paulson, Director. Motion carried with all board members voting yes.

Committee Reports:

1st Floor Restoration report was given by Board member Rick Paulson; Rick reported the first-floor restoration is progressing well with walls completed and stuccoed. He plans to paint the walls himself over the next few days. Rick will coordinate with Adam Hayward's crew for painting the storage lockers using marine grade paint. He will provide change orders to Gloria for possible reimbursement or direct building to association. Rick will develop and price out a plan for final furnishings and have one person make the purchases for the rec furnishing, collect receipts and submit them to Chris for a loan draw. Rick highlighted the significant value the renovated rec room would add to the property.

Landscape Report: Owner Kathy Kennedy, head of the committee, reported that the project came in under budget at around $1,600 less and was now complete. The ongoing maintenance will be handled by other committee members, Steve and Jill. The committee will consider adding more pet waste/dog signage in the easement areas as suggested.

Parking Lot Report: Owner Steven Hodges, head of the committee, presented detailed proposals for parking lot repairs, with the committee recommending Ace Asphalt's $29,140 proposal which included milling, overlay and new bumpers for all 32 parking spaces. The alleyway portion will require city approval and will be handled in a separate contract. Steven wants to obtain a city survey to determine if the alleyway project is feasible.

A motion was made by Chris, seconded by Rick to accept the proposal and execute the contract from Ace Asphalt's. Motion passed with all board members approving.

A motion was made by Chris, seconded by Rick, to have Steven pursue a city survey regarding the alleyway. Motion carried.

Reports:

Loan Update: Chris reported that the drawn amount is $513,000 out of the $750,000 available with about $600,000 expected to be used.

Old Business:

Update to 7th Floor balcony railing/Soliciting bids: The board President provided a comprehensive update on the 7th floor issues, explaining they had identified new leaks requiring emergency attention and they are seeking bids for this repair excluding already contracted balcony railing repairs. The 7th floor leaks required tarp to be placed on Unit 701. The leak appears to have come from an unfinished wall partition. Karin will instruct Prescott Engineering to exclude balcony railings and immediate wall repair sections from current 7th floor balcony bids, focusing only on the remaining scope.

Elevator Update: The elevator passed its final inspection. Gloria will continue to send monthly notices to owners reminding them about the elevator procedures and 7th floor recall status.

New Business:

Adding flood gates to the doorways leading to the roof. Rick wants to wait for completion of the scupper widening, then assess effectiveness before proposing additional flood barriers for the 6th roof access points. Continued

Open Discussion: Sales Application not being on the website; Obtain tree trimming quote

Adjournment: 6:31pm.

Minutes Prepared by Gloria Reed, Property Manager