

SEA ECHO CONDOMINIUM ASSOCIATION, INC

MINUTES SPECIAL BOARD MEETING

July 31, 2025, at 11:30 am

Via Phone: Zoom meeting

- **Call meeting to order**

The meeting was called to order at 11:34 am by President Tom Chen.

- **Establish quorum.**

The quorum was established by the presence of Mr. Chen and Mr. Crooms.

- **Approval of prior minutes (11/14/24-Budget and 1/8/25- Organizational)**

Mr. Crooms made a motion to approve the Budget Minutes from 11/14/24. Mr. Chen seconded the motion. All in favor, motion carried.

Mr. Chen made a motion to approve the minutes for Organizational meeting from 1/18/25.

Mr. Crooms seconded the motion. All in favor, motion carried.

- **Appointment of new board member**

Mr. Chen made a motion to appoint Mr. DelBuono (unit 2) as the third board member. Mr. DelBuono will take the position of Treasurer/Secretary of the board. Mr. Crooms seconded the motion. All in favor, motion carried.

Mr. DelBuono accepted the position.

- **Leak at unit 1**

GC contractor has been in the building/unit and caulked some additional places.

- **Board members new requirements**

Ms. Albanese presented some new law changes as of July 1, 2025, for all condominiums.

- **Open Forum**

Unit 4 – Simona offered to help the board as much as possible.

- **Adjournment**

Mr. Chen made a motion to adjourn the meeting at 12:08 pm. Mr. DelBuono seconded the motion.