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Greetings!

I hope this finds you all happy and well as we enter the New Year! This will be a quick recap of our Annual Owners meeting last Saturday for those of you who were unable to attend. We were not able to establish a quorum so the meeting was rather informal and informational in nature.

Matt Grimaldi, our new Property Manager, gave us a thorough update on the property with many improvements on the way. We are going to assess the condition of our washer and dryers and begin replacing the problem units for better reliability. We recently removed all ten hot water heaters, many of which were over twenty years old, and replaced them with two new larger capacity units which will be much more efficient to operate. We will begin to paint the interiors soon which will create a fresh, new look in our laundry rooms. You will finally see some long-awaited progress on our seawall! The anchors are in place and they are framing the cap which will be poured soon. Once the concrete has cured the beach stairs will be moved up to our side as they finish installing the panels on the SCG3 side. This will allow uninterrupted access to the beach which we know is important to all of us. Please follow our progress on Facebook.

Towards the end of our meeting we seated our new Board for SCG2 with three new members and selected our Board positions for 2024. New to our Board is Jim Doherty who owns unit 211 since 2019 and is retired from AT&T with over 30 years in sales and marketing. He and his wife Sarah, along with their three children, live in the Orlando area and have been coming to New Smyrna Beach for decades. My wife Kim has Chaired our Common Property Committee (CPC) for the past two years and we own units 502 and 503. She is retired from Chick-fil-A Corporate where she worked in facilities and oversaw over 300 stores. She works in a local law firm and oversees our 14 room boutique motel in Wedowee, AL. The Board filled our seventh position with Rhonda Johnson who, along with her husband Lloyd, owns unit 409. They live in Longwood, FL, where she has uses her accounting degree and computer skills to help run their family business. She has served on the CPC and Landscape Committee for several years and will serve as Secretary for our new Board.

We are also losing three Board members. Dan Rearden came on our Board four years ago and used his decades of business skills to be a solid advocate for the owners of our community.. Mark Hammond has been on our Board for the past two years bringing his total number of years serving our community to well over a decade. He brought to us a career of knowledge and experience as an engineer at Disney. And, it's finally time for me to hang up my spurs after four difficult years that began with the roof project, concrete restoration and, three days after the last lift left our property, we were hit by back to back

after the last hit left our property, we were hit by back-to-back hurricanes. They all but wore me out. I'll continue my part time work with Delta and spend a lot more time at the beach!

Remaining on the Board, and your new President, is Julie Clarke, who has been a God-send to me during my time as President. Dick Roy has proven to be a true asset for our community with his business and previous Board experience. Carol Luce will remain as our Treasurer and brings to us a depth of knowledge and accounting experience second to none. Last but not least, Andy Levick has been quite busy during his first year working on our CPC, facilities and currently breathing new life into our SCG Website. If you haven't yet, please get familiar with this valuable and growing tool! These seven Board members bring to our community the skills and knowledge necessary to guide us throughout the coming year and beyond.

As happens every January, we have new positions opening up in all of our various committees. It's a wonderful opportunity to share your time and life experiences while adding value to our community and making new friends. Please consider this opportunity and contact anyone on the Board, Committee members or Matt if you are interested.

In closing, we've all been through a lot during the past four years. I had hoped the seawall, deck and beach access would have been completed before I left but sadly that wasn't to be. Looking to the year ahead, I know that 2024 will be a great one indeed! We will end the year with an awesome deck, a 50 year seawall, two individual beach access points and a new roof on our clubhouse. Our next scheduled major renovation isn't until the 2030's and we'll enjoy many happy years in between. Before I say farewell, I'd like to make mention on behalf of 'Dom' Presampiere, the former President of SCG3. He and I worked hand in hand for over a year and a half and no one has served our community better or worked harder than Dom. I learned much from him during our time together and we all owe him a debt of gratitude. As for myself, it's been an honor and privilege to have served this wonderful community and I look forward to seeing all of you on the beach!

Respectfully,

Greg Frandsen  
Former SCG2 HOA President



