

Annual Meeting
1-4-08

Minutes of Annual Meeting

Annual Meeting of the Membership of the
Seascape Condominium Association of Tarpon Springs.

January 4, 2008

Meeting called to order at 6:04PM. Those present in person or by proxy represented a quorum of Unit Owners.

Reading of the Minutes of the 2006 Annual Meeting

Motion was made by the hold over secretary Maureen McNulty (second by John Soteriou) to wave the reading of the minutes of the 2006 Annual Meeting. Motion passed with one opposed vote.

Treasurer's Report

Gary Beatty (hold over treasurer) gave his treasurer's report. Commended the book keeping of the Management Company.

Old Business

1. Delinquent Owners

The Treasure is attempting to obtain payment for the most delinquent unit owners and intends to advise them that the Association will resort to bringing a foreclosure action against the unit if the arrears are not paid. His letter will direct the delinquent unit owner to call the Management Company to arrange payment.

Ken Reilich (Unit #1698) asked if action could be taken against those owners that rent on a less than monthly basis. Gary advised that was a separate issue to be dealt with later.

2. Pool Repairs

John Soteriou (hold over president) commented on the state of our pool. It is 25 years old and has heater problems. He will follow up issue and will get estimates of repair vs replacement of the heater. In response to a question by Gary Beatty as to whether we even need a heater Maureen said that she knows that many snowbirds look forward to a heated pool and that potential renters often inquire if there is a heated pool. John indicated that installation of a solar heater is cost prohibitive. Also the pool cover was poorly installed (OK to deploy but almost impossible to roll up) and will ask the installer to repair it.

Maureen reported that a recent windstorm damaged four pool umbrellas. The Board at a meeting following the Annual Meeting will take up replacement.

3. New Stairs and Concrete Repairs

Side walks by buildings #3 and #4 are heaving and pose a possible tripping danger. Grinding down the heaves is a possible solution. Also the Board will get estimates and

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necessary approvals to install a new sidewalk leading to Units in building #3. The sidewalks are shown in the plot plan but were never installed. A sidewalk is needed because now people walk across the lawn and this is causing erosion problems.

New Business

1. Explanation of and voting on, two financial issues.

A vote was taken by secret ballot on two issues: Whether to wave an audit of our books by a CPA (cost estimate is \$2000). and whether the Association agrees that excess funds can be carried over to the following year budget (has always been done this way). The vote results reported at the end of the meeting were

- a. OK to wave audit: passed 15-10
- b. OK to rollover excess: passed 23-2.

2. Management response to e-mail requests.

Gary Beatty advised that Florida law considers an e-mail request to be a request "in writing". He cautioned that a failure of the Management Company to promptly respond to an e-mail request pursuant to Florida Statute 718.111.12 (c) by a Unit owner to inspect or obtain copies of association records could result in the unit owner being awarded damages of up to \$50/day. There is no case yet on this point. John Krick of the Management Company says they receive hundreds of e-mails every day and are not equipped to make a prompt response to each one. He also stated that he knows of no law requiring a management company or an association to entertain e-mail communications.

3. Seascope Legal Representation.

Gary, a States' Attorney, raised questions as to the quality of the current legal representation of the Association. A motion was made by Gary and seconded by Roger Aceto (Unit 1661) to seek out other possible legal representatives. It was noted that legal representation is a matter more properly addressed by the Board of Managers.

4. Establishment of a Seascope Web site.

Gary raised the possibility that Seascope could have a web site and that the posting of various information and documents of the Association would make them readily available to Unit Owners (and possibly serve to satisfy the requirement of the Florida statute cited above). This also is a matter more properly addressed by the Board.

Motion made by Roger Aceto (seconded by ? to adjourn.) Meeting adjourned about 6:55.