

CORRECTED MINUTES  
Seascope Condominium Association  
Board of Directors Meeting of  
October 24, 2011

Meeting Called to order at 7:00 PM by Don Reenstra, Board President. Board Members present were Don, Ken, Tom, Susan, Roger and Greg (by phone) so a quorum was established. Also present: John Krick and Arlene representing Integrity Management.

1. Ken submitted his resignation from the Board as he will be moving.

Motion made by Don and seconded (by Roger) to accept Ken's resignation with thanks for his service. Passed 6-0.

Motion made by Don and seconded (by Susan) to appoint Dennis Pavlik (Unit 1705) to fill the unexpired portion of Ken's term. Passed 6-0. Dennis assumed Ken's position on the Board.

2. Approval of Minutes:

Motion made by Roger and seconded (by Tom) to approve the minutes of the Board Meeting of April 13, 2011. Passed 6-0. (Dennis not voting)

3. Acceptance of Financial Statements.

Motion by Roger and seconded (by Tom) to accept the Financial Statements of April 30, May 31, and June 30 for audit. Passed 6-0 (Dennis not voting)

**Old Business**

- A. Resurfacing of the roadway is complete and should last five years.
- B. The bank of the canal behind Building #2 sustained no breakouts this summer. The drainage system around the property passed inspection by the South West Florida Water Management District.
- C. A number of lamp poles around the property have been replaced by Tom. All that remains to be replaced is one at Building #4 and five more around Building #5.
- D. Building #1 has developed several roof leaks. The Board will refer the matter to a roofer.
- E. We will restart the mangrove trimming program and a overseeing of the program will be assigned to a Board Member.

**New Business**

- A. Budget for 2012: Our Budget for 2012 needs to be in place preferably by the end of November. A budget workshop will be held November 9, 2011 at 7:00PM. The Board does not expect that there will be an increase in Association Fees.
- B. **Delinquencies**: Don will ask our attorney about the cost of taking action to foreclose on one Unit considerably behind in the payment of Association fees. Arlene will check on the state of the Unit Owner's mortgage. The Board is in agreement that aggressive action is needed.

- C. Hedge Trimming: Our lawn care company (Swingel) has agreed to trim the hedges and plantings around the perimeter of each building monthly at a cost of \$250/month.
- D. Pool Umbrellas: Two older pool umbrellas have broken cranks and will be repaired.
- E. Unit Numbers: Estimates will be requested for repainting Unit Numbers at curb level. This will make for easier location of units in cases of emergency.
- F. Assignment of duties to Board Members: Tom has agreed to oversee projects and problems involving the club house and pool area. Dennis (new Board Member) has agreed to oversee water front projects.
- G. Painting of Buildings: A committee was appointed to gather information on the preferences of unit owners as to color and schemes for the painting of all five buildings. Once preferences are reviewed, we will put the project out for bid.
- H. Resolving Treasurer Issue: The current Treasurer has not been performing his duties with the result that the Board has not been able to get certain financial information from our Banks. For these reasons , Don requested that our current treasurer be removed from office with his duties being temporarily assumed by the current Secretary.

Motion made by Don and seconded (by Tom) that the duties of Treasurer of Seascaple Condominium Association immediately be assumed by the current Secretary (Roger Aceto) and that he be authorized to request financial institutions handling the accounts of Seascaple Condominium Association to furnish details of those accounts to our management Company, Integrity Association Management, Inc. Passed 7-0

I. Miscellaneous:

1. The Board intends to contract for the cleaning of all drier vents to eliminate a possible fire hazard. Notices will be sent out as to the date of cleaning so that Unit Owners can arrange to grant access to their Unit for the cleaning. If access is not made available, the Board will have a locksmith available to gain entry and charge the cost to the Unit.
2. The issue of the feeding of feral cats by a resident was discussed. Feeding of feral cats or other wild animals is prohibited by our house rules.
3. Volunteers are needed to open and close the pool. A sign-up sheet is posted in the Clubhouse.
4. The Board will get a handyman to help with odd jobs including cutting of pepper trees and spreading mulch.
5. A Chili party will be held November 12, 2011 starting at 2PM.
6. Susan will continue to be the contact person for Building #5 issues. Dennis will be responsible for Building #4, Roger for Building #3 and Don for Buildings #1 and #2.

Meeting Adjourned 8:20PM