

**DRAFT UNEDITED**  
Seascope Condominium Association  
Board of Directors Meeting of  
March 23, 2011

Meeting Called to order at 7:00 PM by Don Reenstra, Board President.  
All Board Members were present so a quorum was established. Also present: John Krick representing Integrity Management.

**1. Correction of Agenda:** Don had several items to add to the Agenda as will appear below.

**2. Approval of Minutes:**

Roger noted that the minutes of the February 24, 2011 meeting should be corrected to refer to the acceptance of the Financial Report of January, 2011 as being tabled and not December (The December Financial Report having been approved at the January meeting)

Motion made by Dan and seconded (by Ken) to approve the minutes of the February 24, 2011 Board Meeting as amended. Passed 6-0 (Roger abstaining).

**3. Treasurers Report.**

Motion made by Dan and seconded (by Greg) to accept the Financial Report of January 31, 2011 for audit. Passed 7-0.

As Dan has not had an opportunity to review the February Financial Report, its acceptance is tabled until the next meeting.

Roger noted we are still funding the painting reserve and thought this account was fully funded. Matter should be addressed at the next budget meeting.

Owner of Unit 1673 thought that too much of our funds are being held in a cash account and suggested that we move some of this to a money market account to earn a higher interest.

**4. Old Business**

A. Kitchen Remodeling: New sliding door is installed. New sinks, counter tops and island have been purchased and work should start soon. Project is anticipated to cost less than the amount previously approved (#3500).

B. Driveway sealing: Still scheduled for this summer.

C. Landscape Issues

1. Pile of brush from trimming the Brazilian Pepper can be removed as work is done for now. Costas will be asked to cut the stumps of the Peppers .

2. Sprinkler zone #2 was not operating. Cause was a severed electrical line and that has been fixed.

3. Residents of Buildings #1 and #2 say they are OK with the mangroves as cut so there will not be a second cutting; only a maintenance trim. This should reduce the cost of the project. Mangroves behind Building #3 will be cut a second time and the first cutting of those along the fairway will be cut as planned.

4. Weeds in front of Building #3 will be sprayed.

D. Glass in the Pool: This is a safety issue. Notice will be put up reminding people that glass containers are not allowed in the pool area. Pieces of glass falling in the pool would require draining and cleaning the pool.

Motion by Don that "Any Unit Owner, renter or guest found responsible for broken glass in the pool will bear the cost of the cleanup and that this cost will be assessed against the Unit. Motion seconded by Dan and passed 6-1 (Roger voting no)

Note: This constitutes a Rule change and will be addressed as a Rule change at the next meeting.

E. Dumpsters: The Board previously (November 2010 meeting) discussed removing dumpsters during the summer months (a savings of \$100/month/dumpster). Trash hauler will be asked to remove dumpsters May 1 and return them October 1<sup>st</sup>. Dumpsters to be removed: One in front of Building #1 and both dumpsters in front of Building #3.

F. Delinquent Accounts: \$1800 has been received from one delinquent account (less \$240 for attorney fees) and the other will have rents assigned to the association.

#### **5. New Business**

A. Sprinklers: Time of sprinkler operation will be corrected for day-light saving time. Also we will try to adjust the sequence of operation so that sprinklers in front of the building come on later to avoid problems with residents entering and leaving their units.

B. FireAlarm Signs: The Fire Marshall says we must label each fire alarm pull box to say that it is not connected to the fire house. We will do this and also post a notice to this effect on the Notice Board. By the mailboxes.

C. Landscaping: We have a proposal to replace the wood retaining wall behind the fire hydrant by Building #3 with a stone wall.

Motion made by Don and seconded (by Ken) that we replace the wood retaining wall with a stone wall at a cost not to exceed \$1100. Passed 6-0-1 (Roger abstaining)

D. Drainage: Don advised that it will be necessary for an engineer to certify that the Association is in compliance with the drainage plan for the complex. The cost probably won't exceed about \$200

Meeting Adjourned 8:00PM

Next Board Meeting  
April 13, 2011  
Seascape Clubhouse