

Draft Unedited MINUTES
Seascape Condominium Association
Board of Directors Meeting of
December 8, 2011

Meeting Called to order at 7:02 PM by Don Reenstra, Board President. Board Members present were Don, Dennis, Tom,, Roger and Greg (by phone) so a quorum was established. Susan arrived 7:15. Also present: John Krick and Arlene representing Integrity Management.

1. Approval of Minutes:

Motion made by Roger and seconded (by Tom) to approve the Corrected Minutes of the Board Meeting of October 24, 2011. Passed 5-0.

2. Acceptance of Financial Statements.

Motion by Roger and seconded (by Dennis) to accept the Financial Statements of July, 31, August 31, September 30 and October 31 for audit. Passed 5-0.

3. Old Business

- A. Pool umbrellas have been repaired, one was still under warrantee.
- B. Mangrove second trimming is done. Next maintenance trim will be in six months.
- C. A first estimate for painting has been received and it is well below the amount in our painting reserve fund. We will get a second estimate. Colors will be discussed at the Annual Meeting.

4. New Business

- A. A vacancy on the Board has occurred because Dan has transferred ownership of his Unit. Bonnie (Unit 1690) who is a full time resident is willing to serve out the remainder of Dan's term.

Motion made by Don and seconded (by Dennis) that Bonnie, the owner of Unit 1690 be appointed to fill the current vacancy on the Board and serve out the term that will expire December 31, 2012. Passed 6-0.

- B. Approval of the 2012 Budget. As the painting reserve appears to be fully funded, Roger proposed reducing the monthly amount going into the reserve by \$40 and adding this amount to the Deferred Maintenance account #8090. The proposed Budget allows the monthly assessment to remain at \$275/month.

Motion made by Don and seconded (by Susan) to approve the 2012 Budget as amended (reduce the Painting reserve by \$40 and add this to the Deferred Maintenance reserve). Passed 6-0.

C. Gated Entry. Two bids received for installing a drop arm at the entrance to the condominium. As both were in excess of \$20,000. The matter has been tabled.

D. There is a proposal to move the kayak rack to the end of the fairway and install a privacy fence across the opening along West Curlew Place. Matter is tabled until we have cost estimates for the work.

E. Minor repair was made to the sprinkler system by Building #3.

F. Invoice received from Total Solutions, Inc for the repair of malfunctioning fire alarm system at Building #5. Work was not complete as the contractor merely disabled the alarm and was supposed to return to make a repair. Invoice will not be paid until work is complete. The management company will call the contractor.

G. Stenciling of Unit Nos. at the curb was discussed. Matter was tabled until after buildings have been painted.

H. A popcorn machine has been purchased for the clubhouse.

I. Some interest has been expressed in the installation of a hot tub. Dennis will investigate costs and permit requirements.

J. Someone is not picking up after their dog. Residents are reminded that our House Rules require the immediate removal of waste from the common area.

K. The process has been initiated to foreclose on one unit that is well behind on its maintenance fees.

M. A handy man will be hired to put up Christmas decorations and new lights purchased if needed.

Meeting Adjourned 7:51PM