

DRAFT UNEDITED MINUTES
Seascape Condominium Association
Board of Directors Meeting of
February 24, 2010

Meeting Called to order at 7:00 PM by Don Reenstra, Board President.

All Board Members were present. Also present was John Krick representing Integrity Management.

1. Review of the Agenda: Susan added to the agenda the matter of leaking gutters on Building #5. Costa will be asked to do what he can to repair the leaks.

2. Approval of minutes:

Motion made by Susan and seconded (by Greg) to approve the minutes of January 27, 2010. Passed 7-0

3. Treasurer's Report: Dan indicated a correction to the January financial statement should be made to reflect that line item 1205 should be broken down into reflect that \$75,000 is in a Florida Capital CD with the balance being in the Sun Trust money market. Also, the reserve allocation should be changed to reflect that we no longer are funding the painting reserve with this monthly amount being added to the roofing reserve.

Motion made by Roger and seconded (by Dan) that the financial report of January 31, 2010 be accepted for audit with the proposed changes. Passed 7-0.

4. Old Business

- a. Delinquent Accounts: Our attorney has filed actions against three owners delinquent in their assessment payments.
- b. Sprinkler Update: The sprinkler work around and to the rear of Building #5 is done. We will sod areas around Building #5 as soon as weather permits.
- c. Pool Furniture: Delivery is further delayed and is now promised for Friday February 26. Don and Greg will keep after the vendor. We may ask our attorney to step in if there are further failures on the vendor's part.
- d. Up date on roof replacement: Bids have been received from four vendors. A meeting will be arranged with the low bidder to review his quote, go over details and finalize the contract. Monies in the roof reserve and unallocated interest reserves should be sufficient to cover the cost of the roof replacement for both Buildings #4 and #5.
- e. Repaving the Drive Way and Parking Lot: Estimates have been received for repaving the roadway and parking lots including striping will cost about \$32,000. We should be able to cover the cost from paving reserve and other available funds.
- f. Kayak Rack: The Kayak rack will be built at a cost of about \$300 and its proposed location is on the finger of land extending to the east from Building #5 (the "fairway").

Unit owners from Building #5 object to the location as spoiling their view and also object to the traffic the rack might generate. Dan indicated that two racks accommodating a total of ten kayaks would be built with as low a profile as possible. Other placement areas were discussed: along side the bicycle storage shed, the point of land at the west end of Building #4, between Buildings #4 and #5, some where on the dock, and at the bridge to the dock. A location near the water is preferred.

Motion made by Bill and seconded (by Roger) to place the kayak rack just to the left of the entrance to the docks between Buildings #4 and #5. After discussion the motion was defeated 1-6 (only Bill voting yes).

Motion made by Roger and seconded (by Ken) to locate the kayak rack on the fairway and to tuck it as far towards the road side of the fairway as possible. Passed 5-1-1 (Susan voting "no" and Bill abstaining)

- g. Club House renovations: It is proposed to refurbish the clubhouse replacing the florescent lighting with 19 recessed fixtures, installing new fans, new carpet, raising the walls of the office and exercise rooms to the ceiling, converting a portion of the office to storage space with a new doorway, new lighting in the kitchen, reupholstering the furniture, and painting.

Motion made by Don and seconded (by Bill) that the sum of \$10,000 be authorized to refurbish the clubhouse and that Greg be given the authority to over see the project. After discussion the motion passed 7-0.

A volunteer group of owners will select colors and provide Greg with their recommendations.

5. New Business:

- a. Construction of a bridge across the swale to facilitate dock access: Ken has been working on a design for the construction of a bridge across the swale just in front of the dock entrance. The swale has steep sides and at times is filled with water making it difficult to cross the swale to get to the docks. Once the design is complete he will present it to the Board and seek estimates of the cost.

- b. Sealing Pool pavers: As the paving stones of the pool deck are porous a sealer should be applied every several years. We have an estimate of \$1215 for the work.

Motion made by Don and seconded (by Susan) that \$1250 be authorized to reseal the pavers of the pool deck. Passed 7-0

Meeting Adjourned at 8:20PM

Next Board Meeting
March 24, 2010
7:00 PM
Seascape Clubhouse