

**DRAFT UNEDITED**  
Seascape Condominium Association  
Board of Directors Meeting of  
January 27, 2010

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

All Board Members were present: Don Reenstra, Susan Rehak, Bill McNulty, Ken Rielich, Roger Aceto, Greg Longo, and Dan Jenkins (by phone) so there was a quorum of the Board.

Also present was John Krick representing Integrity Management.

1. Items added to the Agenda:

Roger: Approval of the minutes of the January 14, 2010 Organization Meeting.  
Don: New Business: Unit owner request for gutter repair.

2. Approval of minutes:

Motion made by Roger and seconded (by Susan) to approve the minutes of November 24, 2009, December 19, 2009 and January 14, 2010. Passed 6-0-1 (Ken abstaining) as to the November and December minutes and 7-0 as to the January 14<sup>th</sup> minutes.

3. Treasurer's Report: \$75,000 is currently in a 15 month CD paying 2.3%

Motion made by Don and seconded (by Dan) to accept the financial statements of September 30, October 31, November 30 and December 31, 2009 for audit. Passed 6-0 (Ken abstaining).

4. Old Business

- a. Sprinkler Update: The sprinkler work around and to the rear of Building #5 is done and water pressure is improved. Some minor work needs to be done but we are prepared to resod the area when weather permits.
- b. Pool Furniture: Delivery is now delayed to the first week of February. Priority of purchase of the old furniture will be given to residents who wish to purchase for their own use.
- c. New Pool Entry Gates: The job appears to be too small for any serious bid from vendors. Kosta has applied a brace to the west gate and it now locks.
- d. Repaving the Drive Way and Parking Lot: No estimates received as yet.

- e. Landscaping Issues: Kathi Seiger has gathered information on the ground covers that may be appropriate to prevent erosion in our situation. Susan Rehak agreed to work with Kathi to come up with a comprehensive plan and cost for presentation at the next meeting. It was noted that several gutter down spouts need to be fixed to better conduct water away from the buildings. A work group of unit owners will to do this.

#### 5. New Business

- a. Gutter Repair: The owner of Unit 1717 reported that the gutter over his unit spills water. Costas will be asked to repair this.

- b. Buildings #4 and #5 Roof replacement: One estimate is in and two more are scheduled and we should have enough information to make a decision at the next meeting. Funds for re-roofing at least one of the buildings is available from the roof reserve, unallocated interest reserve, and deferred maintenance reserve.

- c. Kayak Rack: Since there is a shed to house bikes, the Board considers it appropriate that Kayak owners should have a place to store their Kayaks. Cost of building a rack to accommodate 10 Kayaks will run about \$300. Its location on the property will be selected after Dan returns. A question was asked if placement of the rack on common grounds requires unit owner approval. As the structure is not permanent such approval would not be necessary.

Motion made by Don and seconded (by Ken) to authorize \$300 for the construction of a kayak rack at a location yet to be selected. Passed 7-0

- d. Delinquencies: Don and Greg have consulted an attorney regarding possible actions against unit owners who are considerably behind in payment of their Association fees. As foreclosure is a long and expensive process, it was suggested an action in Small Claims Court might be a reasonable and less costly solution. Retaining this attorney will require naming him the attorney of record for the Association replacing our current attorney. The terms of his appointment and fees for his services are noted in a letter to the Association.

Motion made by Don and seconded (by Roger) that we appoint attorney Mathew King as our registered agent. Passed 7-0.

Motion made by Roger and seconded (by Don) that we authorize our attorney to pursue actions against Unit Owners that are more than \$1000 in arrears on their Association Fees. Passed 7-0.

- c. Dog Issues: Some dog owners are not picking up after their dogs as required by both our House Rules and Town ordinances. The Board asked the Management Company to send letters to all unit owners known to harbor dogs with a reminder of our house rules (one dog/unit; on leash at all times outside the unit; and the owner is responsible for picking up after the dog) and that failure to comply may result in a fine of up to \$100 for each offense.

In connection with this matter the Fining Committee referenced in our Declaration was instituted (Mickey Hankins #1617, Norman Gilbert #1662, and Charles Allen #1717, Chairman).

f. Clubhouse Renovations: It is the intent of the Board to renovate and redecorate the clubhouse. Greg agreed to gather estimates for the next meeting. Those wishing to help clean out the clubhouse will meet there on February 10<sup>th</sup>.

Meeting Adjourned at 8:40 PM

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