

SEASCAPE CONDOMINIUM OF TARPON SPRINGS, FL

Meeting of the Board of Directors
November 24, 2009

Meeting called to order at 7:00 PM with President Donald Reenstra serving as Chairman. All Board present (Greg Longo via telephone) with exception of Secretary Roger Aceto and Director John Soteriou who were excused; quorum established. Property Manager John Krick represented Integrity Association Management.

Manager noted all owners notified via mail of Board Meeting as 2010 Budget to be entertained. "Proof of Notice" presented.

BUDGET: On motion duly made by Don Reenstra, seconded by Treasurer Dan Jenkin and voted unanimously,

RESOLVE: Accept 2010 Budget as presented with monthly maintenance fees of \$275.00.

MINUTES: On motion duly made by Greg Longo, seconded by Director Linda Rehak and voted unanimously,

RESOLVE: Waive reading of minutes from October 14, 2009 Board meeting and October 28 Board workshop meeting and accept as presented.

UNFINISHED BUSINESS: Chair reviewed need to maintain sprinkler system and that problems at Bldg #5 being addressed. Presented three (3) bids for consideration and discussion entertained. Kosta (maintenance) thanked for all his work on the sprinkler system.

On motion duly made by Don Reesntra, seconded by Greg Longo and voted unanimously,

RESOLVE: Board to meet with personnel from Sunrise to review Bldg #5; Kosta to be maintained to check sprinkler system.

Sprinkler system rear Bldg #2 to be reviewed; drain lines cannot be found rear #2 and water from gutters splashes onto lanais. Kosta to review.

Greg Longo suggested ground cover be installed rear of certain buildings. Association member Kathy Sieger volunteered to get recommendations for type of ground cover. Board unanimous to proceed.

NEW BUSINESS: On motion duly made by Don Reenstra, seconded by Linda Rehak and voted unanimously,

RESOLVE: Dave Swingle, landscape contractor, to remove moss from two (2) trees front of Bldg #4 at max cost of \$250.00

Page 2

Petition received from Bldg #4 unit (1705-06-09-10) to remove pine tree. On motion duly made by Linda Rehak, seconded by Dan Jenkin and voted unanimously,

RESOLVE: Allen's Tree Service to remove pine tree at max cost of \$400.00. Stump removal not included.

Upon discussion, patio pavers at Unit #1705 to be maximum width of thirty (30) inches.

Request received from owners Unit #1698 to replace kitchen and bedroom windows. Discussion entertained. On motion duly made by Director William McNulty, seconded by Linda Rehak and voted unanimously,

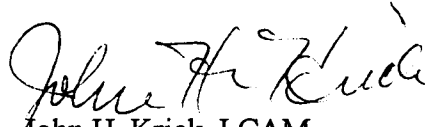
RESOLVE: Approval given for replacement of kitchen and bedroom windows as long as appearance of new windows matches "horizontally".

Manager noted need for new insurance appraisal. Licensed appraiser Ken Frost recommended at cost of \$1900.00, a considerable savings over previous appraisal. President approved same as it must be done.

Discussion entertained re: repair/replacement of pool patio furniture. Nigel Tuckey, Palm Harbor Discount Patio, submitted three (3) options for Board review. Matter tabled to December meeting at which time Mr. Tuckey will be present.

Paul Musiol will be asked to give cost to install "pergola" type cover over terrace at clubhouse. Also to build rack for storage of owner kayaks.

As there was no additional business to be entertained, meeting adjourned at 8:38 PM.


John H. Krick, LCAM
Integrity Assn Mgt