

DRAFT UNEDITED MINUTES
Seascape Condominium Association
Board of Directors Meeting of
February 24, 2011

Meeting Called to order at 7:00 PM by Don Reenstra, Board President.
Board Members present: Don, Susan, , Ken, Tom, Greg, and Dan so a quorum was present. Also present: John Krick and Arlene 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 he has corrected several typos and numbering of items.

Motion made by Susan and seconded (by Tom) to approve the minutes of the January 27, 2011 Board Meeting as amended. Passed 6-0 (Roger abstaining)

3. **Treasurers Report.** Arlene reported that a new reserve item "shoreline maintenance" has been added to the December Report for mangrove trimming. Also, \$25,000 of the loan funds has been transferred to the roof reserve per the request of our CPA. As the December report was received at the meeting, acceptance for audit is deferred to the next meeting.

4. **Old Business**

A. Landscape issues:

1. The sum of \$250 previously was authorized for the purchase of oleanders to hide the kayak rack. Seven (7) oleanders were purchased (\$245). A steep slope was exposed when Brazilian pepper trees were cut back so 1200 sq ft of Bahia sod was put down to stabilize the slope. As this was not part of the original allocation, Roger asked that an additional \$336 be approved to cover cost of the sod.

Motion made by Roger and seconded (by Don) to allocate an additional \$336 for the landscaping of the fairway bringing the total expenditure to \$581. Passed 7-0.

2. A routine inspection of the sprinklers discovered that two zones were not working due to faulty sensors. Sunrise and Kosta worked to correct the problem. The two zones are now working properly with the bill from Sunrise amounting to \$295.

3. Dan reported that we currently are funding the Shoreline Maintenance reserve at \$400/month. This should cover the cost of a maintenance trim in January 2012. However we should provide funds the initial trimming of the mangroves along the fairway (\$800) plus \$3500 for a six-month (July 2011) second trimming of those cut recently.

Motion made by Roger and seconded (by Susan) to transfer \$4300 from our deferred maintenance account to the Shoreline Maintenance Reserve. Passed 7-0.

4. Don will ask Kosta to remove/trim dead or frost-damaged plants. Don will get an estimate from our lawn service for raking leaves and pine needles.

B. Lamp Post Replacement. No work as yet.

C. Stairway/Balcony Cement repair Bldg #5. No work as yet.

5. New Business

A. Club House Kitchen Remodeling. The intent is to replace the sliding door to the pool deck, install new counter tops, and possibly an island. Greg will over see this work. There are sufficient funds in the club house reserve for this work.

Motion made by Don and seconded (by Roger) to authorize spending up to \$3500 for kitchen remodeling work. Passed 7-0

B. Driveway sealing. Estimate for seal coating and new striping for the road way and parking is \$4950. The work will be done in the summer. Residents who leave a vehicle parked at Seascape over he summer must leave a key with someone here and let a Board Member know who has it or risk having the vehicle towed so the work can be done. Also if a vehicle cover becomes loose and blows partly off, it will be removed and placed in the storage shed.

Motion made by Don and seconded (by Susan) that \$4950 be approved to seal coat and stripe the road way, any deficiency in the paving reserve for this amount being taken from the deferred maintenance reserve. Passed 7-0.

C. Removal of deck behind Unit #1721. The Unit owner will repair the deck as this seems to be a less expensive alternative to its removal. Tom will oversee this.

D. Unpaid Association fees. Owner of Unit #1721 (currently vacant) will attempt to rent the Unit and have the rental fees paid directly to the Association until such time as the arrears in Association fees are repaid. A notice of availability will be put on the web site with any inquires being referred to Tom.

Meeting Adjourned 8:00PM

Next Board Meeting
March 23, 2011
Seascape Clubhouse