

DRAFT UNEDITED MINUTES
Seascape Condominium Association
Board of Directors Meeting of
January 27, 2011

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

Board Members present: Don Reenstra, Susan Rehak, Roger Aceto, Ken Reilich, Tom Freeman, and Greg Longo so a quorum was present. Also present: Arlene representing Integrity Management. Dan arrived late as noted below.

1. **Correction of Agenda:** Don had several items to add to the Agenda as will appear below.

2. **Approval of Minutes:**

Motion made by Tom and seconded (by Susan) to approve the minutes of the January 11, 2001 and January 18, 2011 Board Meetings. Passed 5-0 (Roger abstaining, Dan absent.)

3. **Treasurers Report.** Arlene reported that with respect to the December financial report, our CPA requested that \$25,000 of negative equity (loan) be moved to the roof reserve.

Motion made by Roger and seconded (by Tom) that the financial statements for July, October, November and December be accepted for audit. Passed 6-0.

Later, after Dan arrived, he pointed out that while the December Statement, line item 1212 (Florida Capital CD), was correct in that it included the total of the accrued interest, earlier reports did not include the running accrued interest and should be corrected accordingly.

4. **Old Business**

a. **Landscape issues:**

1. Mangroves have been professionally trimmed to the extent possible. Mangroves along the fairway have not been trimmed and this will be done at a later date.

2. Tree planting in mitigation of the pine that was cut down is complete. Three 14 foot Queen Palms have been planted by Units #1649-#1661, three magnolias and four southern red cedars have been planted to the left of the main entrance to the complex, one magnolia planted to the left of the club house and another magnolia by Unit#1669.

3. Pepper trees along the north side of the fairway have been trimmed back. Cutting back the peppers has removed cover from the kayak racks so there has been a request made that the racks be removed as being unsightly. (At this point in the Meeting Dan arrived, about 7:15).

Motion made by Don and seconded (by Tom) to keep the kayak racks in place and to plant shrubbery that will mask the racks from view with up to \$250 being allocated for this purpose. Passed 7-0. Roger will look into selection of appropriate shrubbery.

5. **New Business**

a. A Bright House Customer Representative has requested an opportunity to make a presentation to the Board regarding no-cost services Bright House could provide. The rep will be asked to come to the next Board Meeting.

b. Emergency entry. In the past few months it was necessary to enter three unoccupied units. Where entry required the services of a locksmith, the Management company will seek a reimbursement

of our expenses from the Unit Owner.

c. An emergency chain of command was set at the last Board Meeting. Sets of keys (to Club House storage and shed storage) will be made for dan and Tom. Roger will update Bulletin Board notice regarding Emergency Contacts Don, Buildings #1 and #2, Dan Building #3 and Tom, Buildings #4 and #5).

d. Set up of Mangrove trimming reserve. Dan discussed the mangrove trimming and confirmed that as much was cut in this first trimming as allowed by current mangrove regulations. Additional cut backs of the mangroves will be possible in each of three additional trimmings about six months apart including a first trimming of the mangroves along the fairway. Costs of each trimming will be about \$3500 plus an additional \$800 for the first trimming of the fairway mangroves. Don suggested that we set up and fund a reserve for trimming of the mangroves. Arlene confirmed that it would be possible to move some of the deferred maintenance reserve into the new mangrove reserve.

Motion made by Don and seconded (by Roger) that we establish a mangrove trimming reserve and fund it at \$400/month. Passed 7-0.

e. Replacement of 2x4 lamp supports. Tom will work on replacement of the current 2x4 lamp supports in front of both Buildings #4 and #5 with more decorative posts. He will work on this as his schedule permits.

f. Repair of stairway and balcony cement surfaces on Buildings #4 and #5. Don will ask Kosta to add these repairs to his schedule .

g. Painting of stairways and entryways. The Board has not as yet discussed when Buildings will be painted. Some Unit Owners, rather than waiting for their Building to be painted, have themselves and at their own expense arranged for the painting of specific entryways.

h. Wifi for the Clubhouse. The Board will look into this. A Bright House rep will be at the next Board Meeting.

Meeting Adjourned 8:03PM

Next Board Meeting
February 24, 2011
Seascape Clubhouse