

**Minutes**  
**Annual Meeting of the Membership of the Seascope Condominium Association of**  
**Tarpon Springs**

January 19, 2012

Meeting called to order at 7:06 PM by Don Reenstra, President of the Board of Directors. Those present in person or by proxy represented a quorum of Unit Owners (36/68).

All current Board Members were present: Don Reenstra, Greg Longo, Dennis Pavlik, Bonnie Reenstra, Susan Rehak, Tom Freeman, and Roger Aceto.

Also present were Arlene and John Krick representing Integrity Management.

Treasurer's Report:

1. Arlene from Integrity reported that there is a year end a balance of \$29,400 in our operating fund and \$179,320 in our reserve accounts and that the Association is in sound financial shape. A new reserve has been established Shoreline Repair/ Replacement which will be used to fund trimming of the mangroves.
2. Dennis reported that in the past year we trimmed the mangroves twice for a total cost of \$6,800. We are scheduled to trim twice per year with the next costing about \$3,300.
3. Roger reported that we have received three bids for painting all five buildings and are waiting for a fourth. Based on the estimates already received the amount in our painting reserve should be sufficient to cover the cost of the project. All estimates are based on a set of specifications written by the company (Scott) that will supply the paint for the project.

Unfinished Business

While waiting for the results of the voting to elect Directors, Don indicated that the Board has looked into installing a security gate at the property entrance. However the distance between the road edge and the point where a gate would be placed was shorter than what a permit would require and also the total cost was prohibitive (between \$20,000-\$40,000).

Don also mentioned that one reason why our lawn looks so good is that our landscaper is applying water retaining chemical to the lawn. Our contract calls for four applications/year. Neither this chemical nor fertilizer is being applied on the grass to the rear of the buildings.

Election of Directors

The Condominium By-Laws provide that the Association can operate with a Board of three to nine members but that there must be an odd number of Board Members. There currently are four hold-over Board Members. There are four Owners

seeking Board Membership so a vote was held to select three of the four. By secret ballot the following were elected, their terms to expire December 31, 2013.

Roger Aceto (Unit #1661)  
John Ash (Unit # 1673)  
Tom Freeman (Unit #1697)

#### 5. Open Forum Comments

Gary (Unit #1682) Pointed out that the Association has not had an external audit of its accounts since at least 2003. It was noted that an Association of our size is not required by law to have an audit and that the cost might run \$3000. It was pointed out that John Ash, a new Board Member who has accounting experience, will be looking at our accounts.

The issue of stenciling Unit Nos. at the curb was raised again (issue raised last year) and Don said this will be addressed after the buildings have been painted.

Foreclosure on one unit is going forward.

Members were reminded that it is important for the Board to have an emergency contact number and preferably each owner should identify a key holder for their unit in case the unit has to be entered while the owner is away.

John Krick requested that Unit Owners that head North at the end of the season should let his Office know when you leave and your new address.

Meeting Adjourned about 7:45PM