

Seascope Condominium Association  
Board of Directors Meeting of  
January 28, 2009

Meeting Called to order at 7:00 PM by Don Reenstra, Board President. All Board Members were present. Also present was John Krick representing Integrity Management.

1. Motion made by Don and seconded by Greg to approve the minutes of the Board Meeting of December 5, 2008. Motion passed 4-0 (New Board Members Susan, Dan and Bill not voting).
2. Motion made by John and seconded by Greg to approve the minutes of the Board Meeting of January 23, 2009. Motion passed 7-0.
3. Motion made by Don and seconded by Roger to accept the financial statement of December 31, 2008 for audit. Motion passed 7-0.

A question was raised concerning the amount of the operating fund surplus (if any) transferred from last years budget to the current year. John Krick will confirm the figure at the next Board Meeting.

Old Business

No new information to report on the status of the reduction in our insurance premium.

New Business

Prior to considering the agenda items, Don, the Association President extended his thanks to our German snowbirds and others for the Christmas decorations and to those who have volunteered their time for various projects.

To improve communications between the Board and Unit Owners, Don proposed that a Board Member be assigned as the contact person for each building. Don will be the contact person for Building #1, Roger for Building #2, Greg for Building #3, Dan for #4 and Susan for #5. In the off season (May to October) Don will be the contact for Buildings #1 and #2, Dan for #3 and #4 and Susan for #5. The Secretary will post a notice on the bulletin board with the names, Unit numbers and telephone numbers of the contact persons. Requests/comments to the Building representatives should be in writing.

a. Air conditioner support slab repair

One end of a concrete slab supporting four air conditioning units has dropped about six inches causing conduits and electrical lines to separate from the building wall. John will get proposals and potential costs from a contractor and report back to the Board prior to the next meeting so that the Board can act promptly to correct the situation.

b. Schedule for cleaning gutters and dryer vents

Pine needles and pinecones clog the gutters, downspouts and drainage pipes along parts of Buildings #1, #, and #5. Removing the pine trees is no longer an option so the Board will

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see that the gutters in the affected areas are cleaned every two months. Screens or traps will be installed to keep pinecones from entering the downspouts.

Cleaning the drier vents of lint build-up is the responsibility of the unit owner. However, John Krick will investigate the possibility of quantity discounts for the cleaning of the drier vents. Once the price has been determined, a letter will be sent to each Unit Owner saying that the vents must be cleaned for fire safety reasons and provide the name and pricing of the vent cleaner.

c. Painting clubhouse deck and interior

Volunteer help will paint the deck at the entry of the clubhouse the same color as the clubhouse trim. This should be done prior to the next meeting. Greg agreed to get an estimate for painting the interior of the clubhouse with a breakdown of the cost of labor and paint. Several people said they would volunteer to paint the interior.

d. Periodic sprinkler check

John and Roger will finish checking the sprinklers. Once this is done, Don proposed that the task of checking the sprinkler system (turning on each zone and replacing spray heads or correcting the spray pattern as necessary) be done once per month. This could be added to "to-do list" for a maintenance person.

e. Replacing sod

Areas near buildings 1, 2, and 3 need sod replacement. John suggested use of Bahia grass rather than St. Augustine grass. Greg suggested use of ground covers on sloped areas rather than grass. As this is a landscape issue, further discussion deferred until item k. on the agenda (landscaping issues).

f. Sink Hole repair

Don will ask Kostas to fill the hole developing behind Building #2. Board members will look at the depression developing in the swale behind Unit 1722 to see if this is a potential problem.

g. Pothole repair

Don will ask Kostas to provide a written estimate for the repair of potholes in the parking lot. The repair will use a cold patch and Kostas will rent a tamper to compress the patch.

h. Rust control

For the time being we will continue to chemically treat the well water to control rust. The Board has one bid to by-pass the "dirty" well and will get others. Roger will get an analysis of the water quality and John will investigate whether a filter will solve the problem.

i. Maintenance person

Motion made by Don and seconded by Greg that we contract with Kostas for his services as an independent contractor to do maintenance work at Seascope. The contract should specify his hourly rate, that he should look only to Don (the Association president) for instructions and his bills itemizing his hours and costs of materials separately should be sent to the Management Company. Motion passed 7-0

j. Banking alternatives

A committee composed of the officers of the Board of Directors will investigate whether it would be beneficial to use a bank in Tarpon Springs for some of our banking needs. John Krick pointed out that the Management Company has the right to use a bank of its choice to handle collection of HOA fees.

k. Landscaping issues

Motion was made by Don and seconded by Roger to establish a landscaping committee that would walk the Seascope property to identify landscape issues/problems and suggest solutions to the Board. Motion Passed 7-0. Members of the Committee will be Don, Mickey Hankins (Unit #1617) Kathy Sieger (Unit #1649) Susan Aceto (Unit #1661) and Susan Rehak (Unit #1722).

l. Deterrence of trespassing on the east side of the property

Motion made by Don and seconded by Greg to erect no trespassing signs on this portion of the property. Motion passed 7-0. If this does not keep trespassers out, the Board will consider erecting a more permanent barrier.

m. Buildings #4 and #5 dormer and window sill repair

Kostas will be asked to look at the problems.

n. Overseeing of rental Units

Not all owners are paying the \$50 rental fee or obtaining approval of the lease as required by the Association Rules. In the most egregious cases the unit owner is collecting a rental fee while not paying HOA fees. Accordingly to our House rules the Board can ask the unit owner to remove the tenant that has moved in without prior approval or payment of the fee. As removal of a tenant is unlikely the Board asked the Management Company to advise one Unit Owner in the most egregious case (with a copy to the rental unit) that in view of the non-payment of the required fees, the tenant will be denied access to the Seascope pool and clubhouse. In cases where the matter is less egregious, the Secretary of the Association will write a letter to the Unit Owner(s).

At the conclusion of the meeting, the owner of Unit 1617 pointed out that water from sprinkler heads near the building were causing a spots on the windows of the first floor units in Building #1. The owner proposed that a soaker hose could be installed to replace the sprinkler heads. Motion made by Don and seconded by Roger that the Owner of Unit 1617 be permitted to install a soaker hose with the costs of materials to be reimbursed by the Association. Motion passed 7-0.

Meeting adjourned at 8:55 PM.

Next Board Meeting

February 25, 2009  
7:00 PM  
Seascope Clubhouse