

Seascape Condominium Association
Board of Directors Special Meeting of
March 20, 2008

Meeting Called to order at 6:30 PM by John Soteriou, Board President. Also present Board Members:

Roger Aceto
Gary Beatty
Greg Longo
Maureen McNulty
John Krick and Arlene representing Integrity Management.

1. The Notice and Agenda of the Meeting was posted March 11, 2008. As all Directors attended the meeting, there was a quorum and waiver of notice under Article IV (8) of the Association By-Laws.
2. Roger added to the Agenda as New Business "f. the repair of railing to Units 1650 & 1654".
3. All Directors previously had been provided with a copy of the minutes of the February 7, 2008 so a reading of the minutes was waived. John Krick requested that item 6C be amended to point out that the Management Company did make a timely response to the owner of Unit #1662 by promptly notifying the Board President of the Unit owner's request.

Motion was made (Maureen) and seconded (Gary) to approve the Minutes of the February 7, 2008 as amended. Passed 5-0.

4. Motion made (John) and seconded (Maureen) to approve the action taken at the Emergency Board Meeting of February 7, 2008 and the Minutes of that meeting. Passed 5-0.

Gary initiated a discussion as to the events leading to the Board's Emergency Meeting and requested the Board's approval to write letters to the parents of the trespassers, all underage girls. This was added as an item of Old Business. Florida law provides immunity to a property owner who catches and detains a trespasser so the events of February 7, 2008 should not result in any liability on the part of the Association.

5. Arlene of Integrity Management gave a Treasurer's Report. Approval of the Report was tabled to give the Board an opportunity to review it. It was noted that there should be sufficient funds available to pay for the insurance renewal.

Motion made (Gary) and seconded (Roger) that we pay the minimum amount due rather than the entire insurance bill. Passed 5-0.

In an attempt to lower our insurance costs, it was agreed that John would give our risk assessment report to another broker (George Kouskoutis) for evaluation.

6. Old Business

a. Clubhouse/pool renovations

Contracts to have the pool deck and the clubhouse entry paved were signed by Greg and Roger. Work will begin March 31, 2008, weather permitting.

Motion made (John) and seconded (Maureen) to confirm the actions of Greg and Roger in signing the contract to pave the pool deck at a cost of \$15,477 and the contract to pave the Clubhouse entry at a cost of \$1800. Passed 5-0.

Glass in four of the Clubhouse doors has been replaced and a contract was signed to paint the clubhouse. The painting of two railings, the storage shed and the pump house were subsequently added to the original painting contract. This added \$350 to the original cost.

Motion made (John) and seconded (Maureen) to accept the new total of \$1970 for the painting work and \$588.50 for the glass replacement. Passed 5-0

b. Concrete sidewalk repairs and new sidewalk construction.

We have received a positive opinion from our attorney saying that construction of a new sidewalk does not require the approval of the Association.

Motion made (Roger) and seconded (Maureen) to go ahead with the sidewalk repair at Buildings #3 and 4 at a cost of \$1479. Passed 5-0.

Motion made (Roger) and seconded (Gary) to have a new sidewalk constructed at the north end of Building #3 at a cost of \$879. Passed 3-0 (John and Maureen abstaining).

c. Status of Seascape web site.

The web site will be updated periodically for the benefit of absent owners. Links have been added to area attractions. Other suggestions are welcome. Roger will add to the web site any Seascape news or events that are sent to the web site during the summer months.

d. Embankment repair.

A discussion took place about the possible causes of the undermining of the embankment behind buildings #2 and #3. Remedies include use of Sacrete to fill the voids created by the undermining being careful not to put anything into the water way. It was suggested that as a test, we install a sand bag barrier in the swale to the west of the spillway behind building #3 to slow the rush of water in the swale and thus prevent a possible blowout from the landward side.

Motion made (Maureen) and seconded (Gary) that we create a sand bag barrier in the swale west of the spillway behind building #3. Passed 5-0.

Sand bags will be purchased and filled to create the barrier as proposed.

Installation of Sacrete filled bags on the waterside will require use of a contractor. The Board will look into doing this.

f. Letters to parents of the February 9th trespassers.

Motion made (Maureen) and seconded (Greg) authorizing Gary to write a letter to the parents of each of the underage girls detained on the night of February 7, 2008. Passed 5-0.

6. New Business

a. Concerns of Buildings #4 and #5.

Several unit owners met with Greg and Roger raising various maintenance issues. Mangrove trimming was one. Roger reported on efforts to bring a certified mangrove trimmer to the property and on the results of a survey of the mangroves conducted by representatives of the Pinellas Environmental Management. We were told we can clear mangroves from the footprint of the dock ourselves. Most other trimming will require services of a certified mangrove trimmer. The results of a request for opinions on whether to trim the mangroves produced only 11 responses; 6 against and 5 for.

Motion made (Roger) and seconded (Greg) that Roger be authorized to continue to seek a professional to trim the mangroves behind buildings #4 and #5 provided the cost not exceed \$1500. Motion defeated 3-2.

A volunteer party will begin to remove the Brazilian pepper on March 29th from behind buildings #4 and #5.

A new gate framework for the dumpster enclosure in front of building #4 gate has been installed. Planking will be attached to the frame soon.

b. Mulching of plant beds and Landscaping of pool area.

John reported that mulch has been purchased and is being spread by our lawn service people. They also have put in a number of new plants in the pool area and in front of the clubhouse (as well as in other areas).

c. Dock space ownership.

In Florida, any interest in real property must be recorded. There is no recorded interest in two of the twelve dock spaces at Seascape. One unit owner is attempting to get the proper documentation of his dock ownership from the Developer. Ownership of the twelfth space is not clear and it may be that it transferred to the Association when the developer turned over control of Seascape to the Association. The Board may seek legal advice on the matter.

d. Railing Repair

The railing at the west end of Building #3 to Units 1650 and 1654 is loose and presents a safety issue. A thin set concrete or the like will be used to make the repair.

e. Management Company supervision of projects.

John will keep in touch with John Krick to insure that projects started will be completed.

7. Meeting then adjourned at about 7:30