

Seascape Condominium Association
Board of Directors Meeting of
October 14, 2009

Meeting Called to order at 7:02 PM by Don Reenstra, Board President.

Board Members present: Don Reenstra, Susan Rehak, Dan Jenkin, Roger Aceto and Greg Longo (by phone), so a quorum was present. Bill McNulty arrived at 7:12. Also present: John Krick and Arlene representing Integrity Management.

1. **Agenda Correction:** Added to agenda by Roger under Old Business: Discussion of new patio furniture (Item put off at last meeting).

2. **Approval of Minutes:**

Motion made by Dan and seconded (by Susan) to accept the minutes of the September 15, 2009 meeting. Motion passed 5-0.

3. **Treasurer's Report:** The Financial Statements of July 31, 2009 and August 31, 2009 were not accepted at the last meeting due to an oversight.

Motion made by Susan and seconded (by Don) to accept the July 31, 2009 and August 31, 2009 Financial Statements for audit. Passed 5-0

Approval of the September 30, 2009 Financial Statement is put off to the next meeting. Dan will continue to look for the best rates to renew our jumbo CD and may split it up. In response to a question posed by Dan, Arlene assures us a lien is not needed in order to collect Association Fees from delinquent Units when the unit is sold.

4. **Old Business**

- a. Up date on Landscape issues: Approximately 20,000 ft² of new sod has been installed to date. A fertilizing and insect control program is in place to protect against the lost of the new sod. Laying sod on the islands proved to be a better choice than xeroscaping given the profile of the islands and an adequate water supply.
- b. Update on Sprinkler issues: Don is of the opinion that we no longer can self maintain the sprinkler system and that a professional service is needed. Cost may be about \$250/month for service and parts.

Motion made by Don and seconded (by Bill) that the bids be solicited for the monthly maintenance of our sprinkler system with the goal that a contract be awarded at the next Board meeting. Passed 6-0.

Dan has three estimates for the drilling of a new well in the vicinity of Buildings #4 and #5. The costs range between \$2600 to \$5600 depending in part on whether a surface or submersible pump is used. There is confusion as to whether the new well would be dedicated to Buildings #4 and #5 or connected to the sprinkler system to augment the existing well. Another meeting be arranged with both a well digger and a sprinkler service in order to come up with the best plan for utilization of the new well.

- c. Update on sod replacement: As noted above about 20,000 ft² of sod has been replaced in the "curb appeal" areas. Areas between Buildings #3 and #4 and between Buildings #4 and #5 remain that will require about another 7300 ft² of sod.

Motion made by Roger and seconded (by Dan) that \$4000 be authorized for additional sod replacement, the amounts not to be spent until the matter of the new well is resolved. Passed 6-0.

d. Update on decks and patios: The Owner of Unit #1717 agreed that the Association can remove the deck behind his unit but we have not received a hold harmless needed prior to the Association removing the deck. The management company will try to obtain the appropriate approval from the unit. The removal is estimated to cost the Association \$150.

Roger has discussed deck requirements with an official of the Town. No railing is required for decks that are less than 30 inches above grade. All the decks are less than 30 inches above grade so no railings are required.

- e. Update of soffit and fascia repairs: Work not completed.

f. Update of storage shed repair: The storage shed has been completely renovated with HARDIBOARD siding, new hinges and hardware, new trim, and paint. As the materials alone cost \$1000, Don asked that the original authorization of \$1500 be increased by \$500.

Motion made by Don and seconded (by Roger) that an additional payment of \$500 be authorized for the labor of renovating the shed. Passed 6-0.

4. New Business

- a. Guidelines for paving along the lanais: The owner of Unit 1705 requested that he be allowed to retain about 30 inches of his patio as this will help to prevent water, dirt and debris from coming into the lanai. The stones that he must remove have been offered to other unit owners.

Motion made by Don and seconded (by Roger) that the Board will not to object to a Unit Owner installing a 30 inch wide stone pavement extending the length of a first floor lanai for the purpose of resisting the entry of water, dirt and debris into the lanai provided an appropriate Architectural Alteration form is submitted by the unit owner and that no portion of the paved area is to be used for storage of personal items. Passed 6-0.

The issue of grills was discussed and reference made to the portion of the House Rules covering the use and storage of grills.

- d. Discussion of the 2010 Budget : Copies of a draft 2010 budget were delivered to the Board. A Budget workshop date was set for October 28, 2009 at 7PM. A 2010 Budget needs to be approved by December 1, 2009.
- e. Building #3 Air conditioner: An air conditioner drain common to two units in Building #3 got plugged resulting in a \$90 service call to unplug the drain. The unit owner requests reimbursement because the event occurred in the common area.

Motion made by Don and seconded (by Susan) to deny payment. Passed 3-2-1 (Roger & Bill voting "No" and Dan abstaining)

- d. New Pool Furniture : Estimates are that the cost of new pool furniture may run about \$4000. The matter is tabled pending resolution of other budget considerations.

Meeting Adjourned at 9:00.

Next Board Meeting
November 24, 2009 at 7:PM
Seascape Clubhouse