

**MINUTES**  
Seascape Condominium Association  
Board of Directors Special Meeting of  
October 31, 2008

Meeting Called to order at 6:30 PM by Roger Aceto, Board Secretary. Also present Board Members:

John Soteriou (by phone)  
Gary Beatty  
Greg Longo (by phone)  
John Krick representing Integrity Management.

1. The Notice and Agenda of the Meeting was posted October 15, 2008. As a majority of Directors attended the meeting, there was a quorum and waiver of notice under Article IV (8) of the Association By-Laws.

2. Items added to the Agenda as New Business: repair of sprinklers; new pool cover; discussion of new condominium laws; architectural alteration requests from Units 1661 and 1662; request to modify landscaping submitted by Unit #1661.

3. First order of business: accepting the resignation of Maureen McNulty and the appointment of her replacement.

Motion made (Roger) and seconded (Gary) to accept Maureen's resignation and to appoint Don Renstra (Unit 1622) to complete her term on the Board as Vice President.

Motion passed 4-0

4. All Directors were previously provided a copy of the minutes of the Special Meeting of March 20, 2008 so the reading of the minutes was waived.

Motion made (Gary) and seconded (Greg) to approve the minutes of the Special Meeting of March 20, 2008.

Motion passed 4-0-1 (Don abstained)

5. All Directors previously were provided with a copy of the minutes of the Emergency Meeting of April 3, 2008 so a reading of the minutes was waived.

Motion was made (Gary) and seconded (Greg) to approve the actions taken by the Board at the Emergency meeting and the Minutes of that meeting.

Motion passed 4-0-1 (Don abstained).

6. Approval of Financial Statements

March 31, 2008: The Board requested that check #435 (for new door window) currently charged as a clubhouse operating expense be charged instead to the clubhouse reserve account (#2580) and that check #443 (for painting the clubhouse exterior) currently charged as a clubhouse operating expense be charged instead against the paint reserve account (#2520).

Motion made (Gary) and seconded (John) that the financial statement of March 31, 2008, with the changes noted, be accepted for audit.

Motion passed 4-0-1 (Don abstained).

Motion made (Gary) and seconded (Greg) that the financial statements dated April 30, 2008, May 31, 2008 and June 30, 2008 be accepted for audit.

Motion passed 4-0-1 (Don abstained).

The financial statement dated July 31, 2008 has two checks (#516 and #517) both for \$1125 for termite protection. The Board required clarification before accepting the July 31, 2008 financial statement for audit. Accordingly acceptance of the July and August 31, 2008 statements are deferred until the next Board Meeting.

The treasurer reported that currently there are four units in foreclosure and two units that have indicated they are stopping the payment of association fees pending short sales of those units. This means that we are facing an almost 10% reduction in the collection of assessment fees. 10% is a level considered as possibly impacting the ability of an association to pay its bills so the Board should consider cutting expenditures to avoid a special assessment.

#### 6. Old Business

##### a. Up date on various projects

Repaving of pool deck is complete; new sidewalk built to Building #3 and other sidewalks to Buildings #3, #4 and #5 have been repaired; canal embankment behind Building #2 was repaired.

##### b. Status of Building #4 and #5 concerns

Dumpster gate replaced; portion of lawn in front of Building #5 was resodded; pepper trees removed from canal bank and some removed from the finger of land behind building #5; sidewalks repaired; limbs cut from foot print of the dock; sprinkler has yet to be addressed; mangrove trimming considered but not approved.

##### c. Dock ownership

Owners of all docks are now identified with the developer, Jest Development retaining ownership of one dock space. This space only can be transferred to a unit owner.

#### 7. New Business

##### a. New sprinkler system well

Motion made (Roger) and seconded (Greg) that the Board approve the emergency action of drilling a new well for the sprinkler system after collapse of the old well.

Motion passed 3-1-1 (Gary objected for environmental reasons and Don abstained).

##### b. Emergency repair of sinkhole

Motion made (Roger) and seconded (Greg) that the Board approve the emergency action of filling in the sinkhole that developed in the swale behind Building #2.

Motion passed 4-0-1 (Don abstained).

c. Purchase of new pool heater and pool cover

Motion made (Roger) and seconded (Greg) that the Board authorize the purchase and installation of a new pool heater and pool cover at a cost not to exceed \$5000.

Discussion

Roger: Two bids that have been received to date are within \$200 of each other; the lower bid does not include electric hook up and does not mention cost of permits required. The higher is for a turn-key operation with any permit needed being extra.

Don: People come to Seascapes from the north and several foreign countries with the expectation of using a heated pool.

Gary: A heated pool is a luxury.

John Krick: Interest earning can be used to offset part of the cost of the heater.

Motion passed 4-1 (Gary voting "no")

Motion made (Don) and seconded (Roger) that unless a better bid is received within the next seven days, the pool heater contract should be awarded to Advance Solar Construction.

Motion passed 5-0.

d. New cover for pump housing

Motion made (Roger) and seconded (Don) that the Board authorize the construction of a new cover for the buried pump housing in front of Building #2 at a cost not to exceed \$250.

Motion passed 5-0.

e. Cleaning pool furniture

John Krick will see if people who clean clubhouse will clean pool furniture.

f. Requests for Architectural Alteration

Owners of Units 1661 and 1662 submitted requests to replace screen doors. The replacements will be similar to those previously approved by the Board (EMCO 300 Series Triple-Track bronze color door available from Home Depot).

Motion made (Don) and seconded (Roger) that this replacement door (EMCO 300 Series Triple-Track bronze color door available from Home Depot) be considered a standard not needing prior Board approval of an architectural alteration.

Motion passed 5-0

Landscape proposal of Unit 1661 tabled until next meeting.

g. Sprinkler Repair

Motion made (Don) and seconded (Roger) that the Board approve the proposal of Waterworld to make repairs to the sprinkler as set out in their proposal at a cost not to exceed about \$1130.

Discussion:

Roger: The proposal only covers the portion of the system served by the new pump (Buildings #1, a portion of #2, and the clubhouse) but not #4 and #5 It is

understood that once this work is done the next steps is to address the sprinklers for Buildings #4 and #5. The reduced water pressure there might be due to a broken pipe.

John Krick: The estimate is based on an estimate of replacing 20 rotors and 20 sprinkler heads along with pipes, fittings and labor (2 men 6-8 hours).

Motion passed 4-1 (Gary voting "no").

f. New Condo Law

Gary explained that under the new condo laws, board members and those running for board positions must sign a certification provided by the State that "he or she has read and understands, to the best of his or her ability, the governing documents of the association and the provisions of this chapter and any applicable rules." Anyone wishing to run for the board should contact him for a link to the web site where the provisions may be found.

Next Board Meeting will be December 5, 2008.

g. The date of the Annual Meeting is January 23, 2009.

Meeting Adjourned at 7:35PM