

Seascope Condominium Association  
Board of Directors Meeting of  
September 15, 2009

Meeting Called to order at 7:05 PM by Don Reenstra, Board President.

Board Members present: Don Reenstra, Susan Rehak, Dan Jenkins, Bill McNulty, Roger Aceto (by phone), and Greg Longo (by phone), so a quorum was present. Also present: Arlene representing Integrity Management.

1. Motion made by Susan and seconded (by Dan) to accept the minutes of the August 11, 2009 meeting. Motion passed 6-0.

2. Treasurer's Report: The Financial Statements of July 31, 2009 and August 31, 2009 appear to be in order. We have a large CD coming due in October and Dan is looking for the best rates to renew. Arlene assures us that the acquisition of Colonial Bank will not affect our business with them.

3. Old Business

- a. Unauthorized Patio construction: The owner of Unit 1705 has agreed to remove the patio behind his unit. The issue remains as to what a ground floor unit owner can do with respect to putting patio blocks along the edge of the lanai to prevent dirt and rain splashing into the lanai or to provide a level support for a grill.

Don quoted from the decision in our patio lawsuit which says that putting down paving stones (that can be removed) for some limited use such as to prevent water splashing or for grill does not violate the common elements as there is no intent to exercise control over the paved area. It is the intent of the Board to provide guide lines as to what a Unit Owner can do in this respect.

Motion made by Don and seconded (by Roger) to delay the drafting standards and guidelines for the laying of paving stones until the Board has studied the matter further. Passed 6-0.

ing our letter the Owner  
there when he purchased, he  
was a potential hazard as there was  
of the Unit Owner, it was proposed that

Greg) that the Association will remove the deck  
hold harmless letter from the Unit Owner agreeing

One way to improve the ability to irrigate the area  
and #5 is to install a booster pump in front of Building  
to put the sprinkler system servicing Buildings #4  
provide clean water (no rust) and that the work, including  
permits, should not take more than about 4-5 days.

Update of Sod replacement: Dan reported that some  
by Roger and seconded (by Don) that the Board authorize  
over the total cost of materials and labor to drill a new  
existing sprinkler system for Buildings #4 and #5. Pas

laid and that a number of Unit Owners have assisted  
new sod. Some areas to the right of the clubhouse  
#4, and #5 are yet to be done with the funds  
Motion made by Dan and seconded (by Roger)  
re-sod the islands to re-sod an area to the

Swingle, our new lawn person is  
company doing our fertilizing and in

Business Relationship with C

the acquisition of Colonial Bank will not affect our accounts held by them.

- b. New tree plantings: Fox tails and different varieties of palms have been planted around the property. Additional plantings are planned for the islands and other areas.
- c. Building #3 tree: The remaining swamp oak in front of building #3 is messy and needs periodic trimming. It will be remove and replaced with a 15 foot queen palm or the like.
- d. Storage Shed Condition: Don has looked into residing the shed including repair of the doors and painting. Paul (person who has done the dormer and window sill work on Buildings #4 and #5) has estimated that doing the work and siding the shed with exterior plywood would cost about \$900.

Motion made by Dan and seconded (by Susan) that we recondition the shed using HARDIBOARD at a cost not to exceed \$1500 including materials and labor. Passed 6-0.

- e. Building #5 Decks: The matter of the unauthorized deck behind unit #1717 highlighted the fact that some of the decks behind Building #5 do not conform to Town Building codes as they do not have railings. We will notify the Unit Owners that they have the option of bringing the deck into code compliance or having it removed by the Association

Meeting Adjourned at 8:00PM

Next Board Meeting

October 14, 2009

7:00 PM

Seascape Clubhouse