

Seascape Condominium Association
Board of Directors Special Meeting of
February 7, 2008

Meeting Called to order at 6:00 PM by John Soteriou, Board President. Also present
Board Members:

Roger Aceto
Gary Beatty
Greg Longo
Maureen McNulty

and Arlene representing Integrity Management.

1. The Notice and Agenda of the Meeting was posted February 5, 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. The Agenda was approved.

3. As all Directors previously had been provided with a copy of the minutes of the January 4, 2008 meeting, a motion was made (Roger) and seconded (John) to approve the Minutes of the January 4, 2008 meeting with out reading. Passed 5-0.

4. Arlene of Integrity Management gave a Treasurer's Report. Due to the efforts of Gary Beatty, the Association's Treasurer, several delinquent accounts were brought up to date. Currently only three accounts are \$300-\$600 in arrears. The Board agreed that Gary should send a reminder letter to any account that is more than \$500 in arrears. Motion made (Roger) and seconded (Maureen) to accept the report dated January 31, 2008 for audit. Motion passed 5-0.

5. Old Business

a. Status of umbrella replacement. After a prolonged delay, the vendor would deliver two new umbrellas (\$139 each) prior to the end of the meeting (Two umbrellas were in fact so delivered). Two additional umbrellas will be ordered pursuant to the Board's request. Note: Maureen indicated she thought that the actions and comments directed against her by of some residents frustrated by the delay in procurement were unreasonable.

b. Status of Seascape web site. A Seascape web site is operational at www.seascape-tarponsprings.com. The site is a work in progress and suggestions as to what can or should be put on the site can be sent to Roger via the web site or dropped off at the Association Office.

c. Concrete repairs and new sidewalk. Two estimates have been received for the repair of portions of the sidewalks leading to units in buildings #3 and #4 and the installation of a new sidewalk at the east end of building #3. There is a large difference

between the high and low bidder. Accordingly a motion was made (Maureen) and seconded (Greg) to get a third estimate before accepting the current low bidder. Motion passed 5-0.

d. Lighting of Seascape sign. After considering various lighting options, a four light 12 volt system was selected. Motion made (Roger) and seconded (Gary) authorizing John to purchase components for a four light 12 volt lighting system at a cost not to exceed \$500. Motion passed 5-0.

e. Replacement of exterior main water shut-off valves in building #1 and #2. Due to what appears to be inferior components, water shut-off valves in buildings #1 and #2 are difficult if not impossible to turn on and off. Two bids were received to replace the twelve valves in building #2 first as they seem to be in the worst shape. The low bidder was "a plumber" of Palm Harbor at \$1380. A discussion ensued as to the advisability of doing both units at the same time. Motion then made (Gary) and seconded (Maureen) that the low bidder be asked to do both buildings with the expectation that the cost would not exceed and possibility be less than twice the cost of doing only building #2. Motion passed 5-0.

f. Pool heater update. Complaints have been received that the pool is sometimes too cold. Part of the problem is that a relay that controls the heating cycle of the heat pump that heats (or cools) the pool water is not operating properly. Efforts are being made to replace it. In the meantime, given that this time of year there is an occasional low nighttime temperature, it just is not possible to maintain a temperature close to 80° all the time even with the pool covered at night. After a discussion as to whether a heated pool is an affordable luxury, the clear opinion of unit owners was that the Board should do what it could to keep a heated pool, it being understood that there may be times when weather conditions make it economically impossible to keep the pool temperature close to 80°.

6. New Business

a. Resurface of Pool Deck. Greg presented four bids, the lowest being Tampa Bay Quality Pools at \$16833 for the resurfacing of the pool deck with paving blocks. Use of pavers was considered a better solution than a "cool deck" application. The down spouts of the club house gutters will be redirected to the lawn area by cutting channels in the existing deck so run-off conduits can be buried below the deck level. The resurfacing will be maintenance project so money from the pool reserves can be used. Tennis court money cannot be used as these funds are specifically allocated to capital improvements. Greg and volunteers will inspect other jobs done by this vendor and select color schemes for the pavers.

Motion made (Roger) and seconded (Greg) to accept the bid of Tampa Bay Quality Pools for the resurfacing of the pool deck subject to the vendor providing proof of insurance and business warranties. Motion passed 5-0.

b. Undermining of embankment behind building #2. Wave action is undermining the embankment from the waterside. The installation of Gabion baskets on the waterside would not be permitted. A proposed solution that would not encroach into the waterway

is to dig out the embankment from the waterside, install bags of secrete, and cover with the removed dirt. A party of volunteers will do this.

c. Leak repairs in building #3. A leak in the roof above unit #1674 was repaired. The leak was traced to the roof vent over the unit.

A leak from unit 1662 was traced to a crack in the toilet flange. Apparently the flange and a portion of the drainpipe were improperly installed in the initial construction of the building. The unit owner indicated that he had to call the Management Company three times before getting information on how to file a request for reimbursement. He waited 2 ½ weeks for a response from the Management Company and the letter, denying reimbursement, stated only that the repairs were the owner's responsibility and offered no other explanation. As it appeared the decision was arbitrary, the owner requested that the Board reconsider the matter. The owner's position was that since all of the repairs were done to elements in the common area between floors the Association had responsibility for the repairs. John asked Roger to put the details of the Board's position in writing for the unit owner.

d. Clubhouse cleaning. After discussion the Board approved with out motion the hiring of a cleaning lady for the clubhouse and pool deck. Initially she will spend four hours once/month at a cost of \$50/month.

e. New Attorney. Three members of the Board interviewed a candidate for a new attorney. Motion made (Gary) and seconded (Maureen) to hire Larry Crowe as the new Seascape attorney. No retainer is required.

7. Meeting then adjourned

The Board subsequently heard a request by Jim Fronek that steps be taken to trim the mangroves and remove pepper plants from behind buildings #4 and #5. He indicated that the mangroves have grown to the point where there no longer is retained the 60% of the water view allowed by law. He also indicated that the sprinkler system behind buildings #4 and #5 does not put out enough water to maintain the sod. Portions of the area are turning to sand and sod should not be replaced until the sprinkler problem is resolved.