

Seascape Condominium Association
Board of Directors Meeting of
June 4, 2009

Meeting Called to order at 7:00 PM by Don Reenstra, Board President.

Board Members present: Don Reenstra, Susan Rehak, Bill McNulty, Dan Jenkins, Roger Aceto (by phone) and Greg Longo (by phone) so there was a quorum of the Board.

Also present were John Krick and Arlene representing Integrity Management.

1. Motion made by Don and seconded (by Greg) to accept the minutes of the April 8, 2009 meeting. Motion passed 5-0 (Roger abstaining)

2. Treasurer's Report: We currently are keeping about \$40,000 in cash on hand for operating expenses. Dan suggests that this is more than necessary to cover current expenses and will move \$20,000 to a higher interest paying money market.

Motion made by Dan and seconded (by Don) to accept the April 30, 2009 Financial Report for audit. Motion passed 6-0. (Note: due to an oversight the Board neglected to approve the March 31, 2009 Financial Report and should do so at the next meeting). The approval of the May 30, 2009 report was put off until the next meeting.

3. Management Report: Nothing to report.

4. Old Business

a. Pool Resurfacing: The work is done and has been approved by the town..

b. Dormer repair: The dormers (peaks) on Buildings #4 and #5 have been repaired but due to unanticipated issues the cost was more than anticipated.

Motion made by Don and seconded (by Roger) to approve the expenditure of \$2700 for the dormer repair. Motion passed 6-0.

During the repair of the dormers it was determined that in order to preserve the flat areas of the roof adjacent the dormers these area should be painted with an aluminum paint (costing \$25/gal). Costas will do the work.

Sprinkler System: Connecting the sprinkler system of Buildings #2 and #3 to the "clean" well has eliminated the rust problem so that the use of rust abating chemicals has stopped.

An electrical fault is setting off a circuit breaker in the sprinkler system. The cause is being investigated.

Sprinkler heads behind Building #5 need to be replaced and at least one in front of the building needs to be relocated to reach an area not currently being watered. Bill McNulty will do this.

d. Lawn update: Cut and Grow will take over lawn cutting beginning June 10, 2009 at a cost of \$1000/month. The contract also provides that upon request, Cut and Grow will trim shrubbery and dispose of the debris for a set fee of \$250.

The new company fertilizing the lawn with a pellet fertilizer rather than liquid has improved the looks of the lawn. Shrubbery and palms will be fertilized every two months.

c. Club House Security: So far the problems of last summer of use of the pool and club house by unauthorized persons have not been repeated.

5. New Business

a. Pool Water Level: The pool water level currently needs monitoring as the automatic level control is not working properly. Bill McNulty will check the system.

b. Tree Stumps: Motion made by Don and seconded (by Roger) that someone be brought in to grind down the several tree stumps around the property. Motion passed 6-0.

c. New Sod: Large areas of the Condominium lawn area needs to be refurbished. This is especially the case with the area to the east of the clubhouse and adjacent Building #5. (Note: these areas are covered by the sprinkler system.) As it is advisable to do this work now during the rainy season Dan will seek estimates from three vendors.

Motion made by Roger and seconded (by Susan) authorizing Dan to spend up to \$5000 for sod replacement. Passed 6-0

d. Glass in the Pool Area: people using the pool should be reminded that glass containers are not allowed in the pool area.

e. Legal Expenses: Motion made by Don and seconded (by Greg) that our attorney should not be requested to perform any service without the Board first approving the request. *Passed 6-0*

- f. Notice of Permit Violation: We have received notice from the Town of a permit violation resulting from the drilling of the new well last year. It appears that the company performing the work obtained a permit for drilling the well and filed the proper notice that the well was going to be drilled. However, the company never notified the town when the work was completed so the Town did not have the opportunity to inspect the work. Our Management Company will send the Town's notice to the contractor and request that they resolve matter.

- d. New Pool Furniture: Susan and Dan agreed to check on the cost of pool furniture replacement and report back to the Board at the August Meeting.

- f. Unauthorized Patio: A unit owner in Building #4 has built a patio. Before the Board takes action, Roger agreed to contact the offending Unit Owner and attempt to resolve the matter.

Meeting Adjourned at 8:40 PM

Next Board Meeting

August 11, 2009

7:00 PM

Seascape Clubhouse