

DRAFT UNEDITED MINUTES
Seascope Condominium Association
Board of Directors Meeting of
November 3, 2010

Meeting Called to order at 7:03 PM by Don Reenstra, Board President.
Board Members present: Don Reenstra, Susan Rehak, Dan Jenkin, Roger Aceto, Ken Reilich and Greg Longo (by phone), so a quorum was present. Also present: John Krick and Arlene representing Integrity Management.

1. Election of New Board Member: Bill McNulty was removed as a Board Member upon sale of his unit.

Motion made by Don and seconded (by Roger) to appoint Tom Freeman (Unit # 1697) to fill the remaining period of McNulty's term of office. Passed 6-0. Tom was seated as a Board Member.

2. Approval of Minutes: Dan requested that the Minutes of October 5, 2010 be corrected. Namely, the Motion regarding termite control should say that Kostas will put termite sticks around the Club House only (rather than around all buildings as stated in the draft minutes).

Motion made by Dan and seconded (by Susan) to approve the minutes of the October 5, 2010 as amended. Passed 6-0 (Roger abstaining as not being present at that meeting.)

3. President's Report

a. Scrapes in the pavement caused by garbage trucks will be repaired by the asphalt contractor.

b. A gutter repair has been made over Unit 1733.

c. Sod replacement is finished. Over 25000 sq ft of new sod has been put down. The new sod is being treated with a hydro fertilizer that helps to retain moisture at the root level. Cost is \$300/application every three months.

d. Sprinkler system has no problems lately.

e. Leaks in the roofs of Buildings #1 and #2 have been addressed. Likely cause is wind lifting shingles and driving rain under the shingles.

f. Mold problem in one Unit of Building #2 corrected. Repair included repainting a portion of the Building exterior.

g. Water was heard running in vacant Unit #1721. Permission to enter was given by the owner and the water was shut off.

h. We have had no break out of rain water from the swale behind Building #2 this year.

i. Grass is reappearing on the slopes so spending the money approved for ground cover in these areas may not be needed.

Motion made by Don and seconded (by Dan) that money allocated for purchase of ground cover not be spent without further approval of the Board. Passed 7-0.

j. Next week landscapers will trim bushes around Buildings #4 and #5 to window sill level.

4. Treasurer Report: There still is an issue with the August 31, 2010 Statements so acceptance of the August (and September) statements is tabled until the next Board Meeting.

5. Old Business

a. For the present we will maintain our accounts at BB&T Bank.

b. In response to a complaint filed with the State, the Association has been directed to purchase liability insurance to cover the dock area. Our insurance agent disputes the need to do this and will discuss with the State.

c. Approval of 2011 Budget. Proposed Budget for 2011 carries no increase in Association Fees.

Motion made by Roger and seconded (by Don) to approve the 2011 Budget. Passed 7-0.

d. Contract with termite control company has been cancelled resulting in a cost savings of \$1400/year.

e. Our attorney Matt King can no longer handle Seascape matters and has turned files over to Wayne Ekren in Port Richey. Don has spoken with Mr. Ekren who agrees to represent Seascape on the same terms as Mr King. Mr Ekren will provide an update on the status of our actions against two delinquent Unit Owners.

Motion made by Don and seconded (by Ken) to appoint Wayne Ekren as agent for the Seascape Condominium Association. Motion passed 7-0.

f. New roofs on Buildings #4 and #5 should allow Buildings #4 and #5 Unit Owners to get a wind mitigation reduction on their insurance. Some Owners are having difficulty getting their insurance companies to provide the reduction. Our insurance agent (Anclote Insurance) says that they has the appropriate reports and forms to submit and will give them to Unit Owners upon request.

g. Pine trees at the West of Building #3 are becoming a nuisance and some of the nearest Unit Owners have request that they be removed.

Motion made by Dan and seconded (by Don) that the two pines be removed at a cost, including permits, not to exceed \$2500. Passed 7-0.

h. Since the dumpsters are under used during the summer months Waste Management indicated that it could remove some of the dumpsters at a cost savings of \$100/month/dumpster.

Motion made by Don and seconded (by Roger) to have three dumpsters removed (or sealed) May to October (leaving two usable dumpsters on site). Passed 7-0.

6. New Business

a. Bill and Maureen McNulty have sold their Unit. Thanks are given for all their

services on behalf of Seascope Board and Unit Owners.

b. A charcoal grill has been purchased for the Clubhouse. Rules will be proposed for its use.

c. We will look into removal of pepper trees along the North and East boundaries of the property and possible trimming of the mangroves. Roger and Dan will coordinate.

Motion made by Don and seconded (by Dan) to appropriate \$2000 for the removal of pepper trees and mangrove trimming. Passed 7-0

d. Christmas gift.

Motion made by Don and seconded (by Susan) that the Board authorize a Christmas gift of \$500. Passed 7-0

f. Changes to House Rules.

1. Grill Use: House Rules will be changed to incorporate the following:

The grill is not to be moved from its location adjacent the West entrance to the Pool;

Each user will supply their own charcoal and will not store charcoal in any common area;

Coals will be placed in the metal container adjacent the grill;

Users will clean the grill by 10AM of the day following use.

Motion made by Don and seconded (by Dan) to accept the proposed grill rules. Passed 7-0

2. Clubhouse Rules: The Pool and Clubhouse Rules will be changed to incorporate the following:

Normal hours of facility use changed to 5:30AM to 10:00PM;

Age of unsupervised users is raised to 18;

No smoking in Clubhouse;

Users of exercise room must turn off lights and lock the exercise room door when leaving;

Refundable deposit for clubhouse use is raised to \$150 and require a 10 day prior written notice to the Management Company with damage/repairs in excess of the deposit will be assessed against the Unit.

Motion made by Don and seconded (by Greg) to accept the proposed changes to the Clubhouse Rules. Passed 7-0.

3. Pet Rules: Pet rules to be changed to reflect the following:

Dog owners are required to advise the Management Company of the breed and weight at maturity of the dog;

Both dogs and cats to be leashed and not allowed to roam freely and no feeding of feral cats or animals.

Motion made by Don and seconded (by Roger) to accept the proposed changes to the pet rules. Passed 7-0

4. Since Seascapc is a water front property a rule is added to the effect that children under the age or 12 should not be allowed to roam the common areas without adult supervision.

Motion made by Susan and seconded (by Roger) to accept the proposed rule regarding supervision of children in the common areas. Passed 7-0

Meeting Adjourned 8:53PM

Next Board Meeting
January 18, 2012 following the Annual Meeting
Seascapc Clubhouse