

DRAFT UNEDITED

SEASCAPE CONDOMINIUM ASSOCIATION

BOARD OF DIRECTORS MEETING OF

AUGUST 24, 2010

Meeting called to order at 7:05PM by Board President Don.

Board Members present: Don, Dan, Susan, Greg (by phone) and Roger (by phone) so a quorum was established. Also present was John Krick of Integrity Management.

1. Review Agenda Items: Nothing added.

2. Approval of Minutes of May 18, 2010 Board Meeting: Roger noted that the May 18th minutes makes reference to the approval of the minutes of "May 18, 2010: and that this should be corrected to read "the minutes of the April 6, 2010 meeting".

Motion made by Roger and seconded (by Don) to approve the minutes, as corrected, of the May 18, 2010 Board Meeting. Motion passed 4-0 (Dan abstaining).

3. Acceptance of Financial Reports:

Motion made by Dan and seconded (by Susan) to accept the Financial Reports of March 31, April 30, May 31, and June 30, 2010 for audit. Passed 5-0.

4. Old Business:

a. Update of Projects: With the completion of the roof and paving projects, there are no major projects underway.

5. New Business:

a. Termite Control Contract.

The current contract for termite control is due for renewal at a cost of \$1400. The contract calls for a written report on the state of the buildings. As the Association has never received any report from the contractor we will not

renew the Contract. The awarding of a new contract is tabled until a later meeting.

b. Driveway Paving Reserve.

Our new roadway should be sealed in a year at a cost (including restriping) of about \$4000. As we are adding \$843/month to our paving reserve, there should be adequate funds to do this work next June.

c. Gym Equipment.

We have two new pieces of equipment in the workout room. A treadmill has been donated by Don and Dan has donated an elliptical. The new equipment fits but the Board will consider scrapping any of the older equipment not being used.

d. Hydration Fertilizer.

Impact (our weed control contractor) has put down a fertilizer that includes a hydration control that holds water at the grass roots. The cost is \$300. If an improvement is seen over time in the health of the grass, the treatment will be increased to the recommended application of three/year.

e. Bridge to facilitate access to the dock and boat slips.

Motion made by Don and seconded (by Dan) to drop the bridge project. Passed 5-0.

As a side issue associated with the bridge, one Unit owner has filed a complaint with the State alleging that as the dock is a limited common element, Board should assess slip owners for repair/maintenance/replacement is required to establish a reserve for such work.

Motion made by Don and seconded (by Susan) to take no action regarding setting up a dock reserve until the Association receives a ruling from the State on the Condominium/Cooperative Complaint filed by the Unit Owner. Passed 5-0.

f. Insurance Update.

Don was notified by Citizens that our insurance bill will be reduced by \$10,000.

g. Other Matters

Dan agreed to look into the requirement for steps and railings.

Leaks in Buildings #1 and #2 have been addressed. Part of the problem stems from plugged downspout drains.

There have been no serious washouts behind Building #2 this rainy season.

Dan will look into the possibility of the Association purchasing a propane gas grill for use in the pool area.

The purchase of a bronze outdoor thermometer and barometer for the pool area was approved. Motion to do so made by Don and seconded (by Greg) passed 5-0.

NEXT MEETING is October 5, 2010

Meeting Adjourned at 8:15