

Seagrape Condominium Executive Board Meeting 3/23/25

Meeting was called to order at 6:40pm

Present: David Smith, President, Tamara Griffin, Vice President, Ann Minor, Secretary, Fred Passelli, Treasurer, Dimitra Tebano, Director, Marilyn Manzone and Ann Beachler, Board consultants.

Ilya Bentsis of unit 217 wrote a letter requesting documents. Ann, David and Marilyn are gathering these documents, including minutes from the meeting where the assessment was voted on and that 2 years residence is required before one is allowed to rent their unit from 2017 and the invoices for the legal fees. We require requests to be in writing with a certified mail letter. A letter requesting him to comply with an appropriate request will be sent.

Notices will be placed around the building alerting residents of the app from OxygenSummit to manage their accounts and setup automatic payments, nuisance animals and about playing loud music.

The dog in 201 has not been making noise for a couple of weeks now. The file of all the papers received from 201 about their dog need to be located. All Board members have been asked to follow appropriate procedures as outlined in the Florida statutes.

Dog owners in the building will be asked for vaccination information and appropriate requests for accommodation.

Unit 206's taxes were paid. The home was sold in a tax sale. Who the purchaser is will be investigated. We discussed whether we should foreclose on the property. The owner owes assessments and legal fees.

Unit 101's renter appears to be moving out. Many of the motions on this case have been delayed. An arbitration meeting was held on the discrimination case. The housing authority has never contacted us about this case. The owner, Liliana Cordona is refusing to participate. Our lawyer has asked for information on the diversity in our building.

David made a motion to adjourn the meeting at 6:53 pm; seconded by Tamara.