

Minutes of Seagrape Board Meeting Sunday September 21, 2025

The meeting was called to order by David Smith promptly at 5:00pm.

Those present: David Smith, President, Ann Minor, Secretary, Marilyn Manzone, Consulting Director, Ann Beachler, Consulting Director, Mena Girges, Vice President, Dimitra Tebano, Director, and Fred Passelli, Treasurer by phone.

A quorum was reached.

Reading of the minutes of the Aug 17, 2025 meeting was dismissed.

Ann Minor made a motion to accept the meeting minutes; David Smith seconded it. All approved.

Fred Passelli presented a treasurer's report which is from July as we have not received financials for August yet. A phone call will be made to Oxygen.

We have been working through the budget for 2026 for the upcoming budget meeting which will be our meeting in October, on the 19th.

8 New cameras have been installed.

27 owners have access and have successfully logged into the system.

Dominick and Oliver are both administrators aside from David Smith.

Instructions have to be followed on a computer.

Owners can save a recording but are asked to please inform someone on the Board of the incident.

Noises have been noted from the parking lot from people leaving 5160.

A lockbox is being purchased for the equipment in the electrical room as the room cannot be locked.

Another AI port will be installed in the electrical room.

The roof camera is being purchased.

The website now has a contact link for people to email us instead of calling.

The sprinklers are still being repaired and their bill has yet to be paid until this work is complete.

The company has lost a lot of workers.

The sprinklers in the atrium have been confirmed to be working.

We have a unit refinancing and a questionnaire from Bank of America has received a building certification and any other documents requested is accessible on the website.

RoofPro has certified the roof. They will be cleaning the roof in November.

Unit 218

2 letters have been sent to an owner about noise and filing the approval process for new residents.

Unit 304

A letter will be sent to the owner Daniel Rose regarding his tenant, about clothing and dog rules due to 4 complaints from residents.

Parking Lot

We have a problem with people from Aspen Condo building parking trucks in our parking lot.

Apparently, they are encouraged to park their trucks in other lots because the President does not allow trucks in their lot.

The President of Aspen will receive a letter about this.

She has already received 2 letters.

A phone number has been left on notices on the cars.

We will start towing these cars.

No-slip tape will be placed at the mail room entrance.

Maintenance

Anthony from RoofPro will be looking at a leak between the 1st and 2nd floors at the main entrance at 101 and level it out and re-caulk it.

He will also power wash the stairwell where a dog deposit was made for \$400.

We will look into bumpers for the doors of the stairwells to keep the noise down.

We want to make sure that the door closes.

The tension bar is working on some of the doors. These will be looked into being repaired.

David Smith made a motion to adjourn the meeting at 5:21; Ann Minor seconded it.

Respectfully Submitted, Ann Minor Secretary Seagrape Condominium