

Seagrape Board Meeting

Sunday, Aug. 16th, 2026, 5:00 PM

Seagrape Office 1st Floor

1. Call to Order, Attendance/Quorum
2. Proof of Notice of Meeting.
3. Approval of Minutes from July 26, 2026.
4. Report of Treasurer
5. President's Report
6. Trees
7. Adjournment

David Smith, President started the meeting at 5:02 pm. Those present: David Smith, President, Annie Minor, Secretary, Marilyn Manzone, Consulting Director, Ann Beacler, Consulting Director and Dimitra Tebano, Director by phone. A quorum was established.

David Smith made a motion to bypass the reading of the July minutes. Dimitra seconded. All in favor. None opposed. David Smith also made a motion to accept the minutes from the July Board meeting and Dimitra seconded. All in favor, none opposed.

David read over the financial report which is at the end of these minutes.

President's Report - Old Business – follow up on correction of work done in 103 without approval. A phone call to county will be made.

David is working on a welcome packet. Rules have been retyped to clarify and will be amended soon.

We need to get a copy of the Elevator certificate.

Screen door letter was sent to Board for approval. David will look over it to send to those who are in violation of screen door rule.

Replacing the garage door for the garbage dumpster was discussed. It was decided it would be better to replace it now before we have another problem.

A/C drains have been found to be buried causing back up problems. We are going to have a handy man see if he can find all the buried ones and unbury them.

We are still waiting to hear if we have a lien on unit 206 which has been vacant for several years.

No response to the letter sent to 205 about painting the front door with supplied paint.

Unit 323 is still receiving complaints about disturbing noise and behavior. A note to residents will be sent to please contact the police if a problem occurs. Meetings have been had with the parents.

7 people have requested to have trees removed from the land by the lake. This information needs to be shared with all unit owners. They have offered to pay for the removal. The Condominium would like to pay for it.

We also need another camera on the roof because a key was given to a contractor who goes on the roof without telling us and leaving the door unlocked. We need to know who is going on the roof and when and what is happening. If we continue to find the roof door unlocked, we will change the locks. We may want to put a log by the hatch door to the roof so that we can keep better track of who is on the roof and for what.

We are looking into ways to organize the info on the website so it is organized in a way so that visitors can find what they need. David is learning about our website so he can assist. We will meet with Oliver, who is doing our website for us to discuss.

We need to clarify if Oxygen/Summit is sending out notices for us without an extra charge and that interest is being added to discourage late payments. We are not going to report overdues to a credit bureau.

Next meeting will be September 20, 2026, with a budget workshop.

The budget meeting will be October 18, 2026.

We are going to work on getting the herb garden labeled.

If we cannot get people to sign up for the Board to do the work, we will need to investigate getting a management company.

A bucket of paint was also left in the trash area. These items need to be taken to the household disposal waste site.

David Smith made a motion to adjourn the meeting at 5:38 p.m.



Balance Sheet
Sea Grape Condominium Association, Inc.
End Date: 07/31/2026

Date: 8/13/2026
Time: 9:17 am
Page: 1



Assets

CASH - OPERATING

South State - Operating - 2206

South State - Special Assessment - 9363

Total: CASH - OPERATING

CASH - RESERVE

South State - Reserve - 7946

South State - CD - 9/21/26 3.78%

Total: CASH - RESERVE

ACCOUNTS RECEIVABLE

Accounts Receivable - Homeowner

Total: ACCOUNTS RECEIVABLE

OTHER CURRENT ASSETS

Prepaid Expenses

Prepaid Insurance

Total: OTHER CURRENT ASSETS

Total: Assets

Liabilities & Equity

CURRENT LIABILITIES

Accounts Payable

Insurance Payable

Prepaid Owner Assessments

Deferred S/A Income 2023

Deferred SA-Income 2024/2025

Fines

Total: CURRENT LIABILITIES

RESERVES

Interest Reserve

Paving Reserve

Roof Reserve

Painting Reserve

Elevator Reserves

Total: RESERVES

EQUITY

Fund Balance

Prior Period Adjustments

Total: EQUITY

Net Income, Gain/Loss, etc.

Total: Liabilities & Equity

	Operating	Reserve	Total
CASH - OPERATING			
South State - Operating - 2206	\$ 77,868.64	\$ -	\$ 77,868.64
South State - Special Assessment - 9363	24,580.60	-	24,580.60
Total: CASH - OPERATING	\$ 102,449.24	\$ -	\$ 102,449.24
CASH - RESERVE			
South State - Reserve - 7946	-	103,491.91	103,491.91
South State - CD - 9/21/26 3.78%	-	61,454.59	61,454.59
Total: CASH - RESERVE	\$ -	\$ 164,946.50	\$ 164,946.50
ACCOUNTS RECEIVABLE			
Accounts Receivable - Homeowner	21,239.76	-	21,239.76
Total: ACCOUNTS RECEIVABLE	\$ 21,239.76	\$ -	\$ 21,239.76
OTHER CURRENT ASSETS			
Prepaid Expenses	587.41	-	587.41
Prepaid Insurance	46,434.58	-	46,434.58
Total: OTHER CURRENT ASSETS	\$ 47,021.99	\$ -	\$ 47,021.99
Total: Assets	\$ 170,710.99	\$ 164,946.50	\$ 335,657.49
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	4,052.00	-	4,052.00
Insurance Payable	50,342.80	-	50,342.80
Prepaid Owner Assessments	19,681.92	-	19,681.92
Deferred S/A Income 2023	15,000.00	-	15,000.00
Deferred SA-Income 2024/2025	9,580.60	-	9,580.60
Fines	300.00	-	300.00
Total: CURRENT LIABILITIES	\$ 98,957.32	\$ -	\$ 98,957.32
RESERVES			
Interest Reserve	-	4,373.18	4,373.18
Paving Reserve	-	8,447.74	8,447.74
Roof Reserve	-	107,211.78	107,211.78
Painting Reserve	-	36,439.03	36,439.03
Elevator Reserves	-	8,474.77	8,474.77
Total: RESERVES	\$ -	\$ 164,946.50	\$ 164,946.50
EQUITY			
Fund Balance	38,514.18	-	38,514.18
Prior Period Adjustments	(23.82)	-	(23.82)
Total: EQUITY	\$ 38,490.36	\$ -	\$ 38,490.36
Net Income, Gain/Loss, etc.	33,263.31	-	33,263.31
Total: Liabilities & Equity	\$ 170,710.99	\$ 164,946.50	\$ 335,657.49