

Seagrape Board Meeting

Sunday, Mar. 15th, 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 Feb. 1, 2026.
4. Reports of Officers/Treasurer's Report
5. special assessment
6. A/C Maintenance
7. Board members yearly education requirement
8. noise in catwalks, patios
9. trash/recycling
10. Loading zone
11. Expired tag monitoring
12. Exterminator
13. Adjournment

The Board meeting was called to order promptly at 5pm by David Smith, President. Those present: David Smith, President, Fred Pisselli, Treasurer, Dimitra Tebano, Director, Anne Beachler, Consulting Director, Marilyn Manzone, Consulting Director, Annie Minor, Secretary. Mena Girgis, Vice President absent. There was a quorum present.

Dimitra made a motion to dismiss the reading of the minutes from Feb. 1, 2026, and to accept them. Fred Passelli seconded it. All were in favor. None opposed. There was no discussion. Owners were reminded that the minutes are posted in the mail room, on the website and are emailed to those who have provided their email for official Condominium correspondence.

The Treasurer's report was given by Fred Passelli, Treasurer. The report is at the end of the minutes for Jan. 31, 2026. We have a high operating balance of \$62,407, 60,000 of reserves in a CD and other reserve money of \$17,994. The CD is earning 3.78% interest. Other main areas are the actual reserves. Paving reserve is \$5900, roof reserve \$34,706, painting reserve \$28,939, elevator reserve \$5,974. Approximately 78,000 in reserves. The dates for replacement of these large items are in the Falcon Structural Reserve Study Report.

Some owners did not set up their new special assessment payments starting in January. It may be that they did not see the notice or did not understand it. An email was sent to people who do automatic payments. An email was subsequently sent to everyone on the Seagrape email list. A letter was also sent by regular mail or hand delivered to everyone else about the special assessment who did not pay. Please be sure your special assessment payments are set up. Please contact Oxygen Summit directly about your payments. If you need help with the app to check your payments, please let us know.

Thank you to Dimitra for setting up the yearly A/C maintenance for many people in the building. If you still need A/C maintenance, we recommend Air Depot.

Over the last couple of years, Board members have been required yearly by Florida law to have an hour of education credit. Most of our Board members still need to fulfill this requirement.

We have had multiple complaints about people making loud noises late at night outside and inside. If you cannot tell where the noise is coming from or do not know how to approach your neighbor, please call the police about noise disturbances. In general, people should walk quietly through the corridors without phones on speaker phone or talking loudly. This is also true on balconies or porches where neighbors can hear you. A letter will go out to everyone about this and notices will be posted.

We continue to have a problem with people not breaking down boxes for the recycling bin. All boxes need to be broken down before being put in the recycling bins. Please remind anyone you see putting boxes in the bins without breaking them down that they need to be broken down. A letter will go out about this.

Thank you for your cooperation with this. All bulk items are to be put out on Thursdays only.

There is inconsistent enforcement of the 20-minute parking in the loading zone. Please be cognizant of moving your vehicle in a timely manner if you need to use the loading zone. People also may not park in the garbage area.

Expired tags are also not being tagged on a consistent basis. Letters should be sent to those who are in violation.

We pay for an extermination service which is available to residents on the second Tuesday of each month. Please sign up in the mailroom. You must be present to receive this service and please give a tip.

We just renewed our website. Oliver does a wonderful job on our website. If anyone wants to make changes to the website, please contact the Board. The President was very unhappy in the way the Secretary informed Oliver of a new law that turns out not to pertain to us but is a good practice. An apology will be made.

We are having problems with people using the laundry room at inappropriate times. The laundry rooms are open from 9am until 10pm. The last load should go in no later than 8:30 to be completed by the time the laundry room should be closed. If there continues to be a problem the washers and dryers will be put on a timer and will not be available for use outside of open hours. A letter will be sent out.

It was brought up that fines are not being added to people's accounts and are not being effective. We will check into this with Oxygen Summit. We need to establish a fining committee. A letter will be sent out to solicit volunteers for this.

We pay \$800 a month to Interkleen for cleaning our building. We pay our cleaner for extra cleaning tasks as well. These include oiling the garage doors and cleaning out storage/work rooms. Aside from paying him for these jobs, we will continue to pay him an extra \$30 per month.

We were contacted by a vendor for cleaning. We will request a quote from them. All Board members will be informed of these solicitations to consider new contracts.

We have new owners in 314, Victor and Victoria Rizzo. We collected a fee for filling out a mortgage bank's questionnaire. They have two adult daughters, Nicolette and Alyssa. Patchwork was done on the roof above 314. David mentioned the possibility of installing two new cameras on the roof next year so we can know who is going on the roof without authorization.

There is also roof damage on the roof above 303 created by an A/C repair. Air Depot, who we trust, has done the work consistently for 103 and 203. Owners of the units in this tower will need to pay for this repair. Unit 322 is also experiencing damage which seems to be related.

The exit signs now have LED lights.

New lights were installed in the exterior corridor by the front entrance. They are LED lights, but they appear too bright. Adjustments will be made.

We have had a problem with owners placing plants and other items in their entryway which protrude into the corridors. Owners will be spoken to. We also have a problem with owners not shutting their screen doors. Screen doors are to be kept shut.

At 5:56pm David Smith made a motion to adjourn the meeting. Fred Passelli seconded.



Balance Sheet
 Sea Grape Condominium Association, Inc.
 End Date: 01/31/2026

Date: 2/18/2026
 Time: 11:14 am
 Page: 1

Assets	Operating	Reserve	Total
CASH - OPERATING			
South State - Operating - 2206	\$ 37,576.73	\$ -	\$ 37,576.73
South State - Special Assessment - 9363	24,580.60	-	24,580.60
Petty Cash	250.00	-	250.00
Total: CASH - OPERATING	\$ 62,407.33	\$ -	\$ 62,407.33
CASH - RESERVE			
South State - Reserve - 7946	-	17,994.86	17,994.86
South State - CD - 4/21/26 3.78%	-	60,000.00	60,000.00
Total: CASH - RESERVE	\$ -	\$ 77,994.86	\$ 77,994.86
ACCOUNTS RECEIVABLE			
Accounts Receivable - Homeowner	30,743.66	-	30,743.66
Total: ACCOUNTS RECEIVABLE	\$ 30,743.66	\$ -	\$ 30,743.66
OTHER CURRENT ASSETS			
Prepaid Expenses	763.02	-	763.02
Prepaid Insurance	101,566.56	-	101,566.56
Total: OTHER CURRENT ASSETS	\$ 102,329.58	\$ -	\$ 102,329.58
Total: Assets	\$ 195,480.57	\$ 77,994.86	\$ 273,475.43
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	6,405.01	-	6,405.01
Insurance Payable	110,754.16	-	110,754.16
Prepaid Owner Assessments	15,469.43	-	15,469.43
Deferred S/A Income 2023	15,000.00	-	15,000.00
Deferred SA-Income 2024/2025	9,580.60	-	9,580.60
Total: CURRENT LIABILITIES	\$ 157,209.20	\$ -	\$ 157,209.20
RESERVES			
Interest Reserve	-	2,427.20	2,427.20
Paving Reserve	-	5,947.72	5,947.72
Roof Reserve	-	34,706.16	34,706.16
Painting Reserve	-	28,939.03	28,939.03
Elevator Reserves	-	5,974.75	5,974.75
Total: RESERVES	\$ -	\$ 77,994.86	\$ 77,994.86
EQUITY			
Fund Balance	38,514.18	-	38,514.18
Total: EQUITY	\$ 38,514.18	\$ -	\$ 38,514.18
Net Income Gain/Loss	(242.81)	-	(242.81)
Total: Liabilities & Equity	\$ 195,480.57	\$ 77,994.86	\$ 273,475.43