

Seagrape Board Meeting

Sunday, May 17th, 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 Apr. 19, 2026.
4. Report of Treasurer
5. President's Report
6. Law Firm
7. Light installations
8. Adjournment

5:06pm David Smith called the meeting to order. Those present: Dimitra Tebano, Director, Ann Beachler, Consulting Director, Marilyn Manzone, Consulting Director, Annie Mior, Secretary, and David Smith, President. A quorum was established.

If anyone would like a copy of the meeting minutes please contact the Secretary, Annie Minor. If anyone needs access to the cameras, please contact David Smith. Reading of the April meeting was waived. David Smith made a motion to accept the minutes of the April meeting. Dimitra Tebano seconded it. All in favor, none opposed. No discussion.

Repairs for the pitch pan repair on the roof will be split among all three units in the -03 tower.

Treasurer's report is at the end of the minutes. Owners are up-to-date on assessments except for the regular problems being addressed.

A small sink hole is in the ground in the corridor by unit 115. It may have been created by toads. We will investigate abatement of this problem.

Unit 203 was spoken to about not washing cars on the property. A warning letter will be sent. Any violation after a warning will receive a \$100 fine.

Someone pulled the hose reel off the wall in front of the building. Please be careful and let someone know if something like this happens. We may investigate a lock on the hose.

Unit 103 will receive a letter as to the plans and permit for an installation of a washer and dryer. The unit is now out of compliance with Condominium Bylaws. A letter will be sent. The unit is also on the market.

We had someone who does not live in the building steal food that was put out for the Post Office food collection. If anyone needs food assistance, we can get you information.

Our Sunbiz annual report and payment have been taken care of for this year.

We have verified a lien on unit 206. We will try to get clarification from the unit's brother as to the status of the owner. There is also a lien on unit 205. There is a waiting period before a letter is sent to notice of intent to foreclose.

Law firm of Kaye, Bender & Rembaum was investigated as possible lawyers to use. Grogan is a lawyer we have been using, and we will stick with them. He is also used by Las Verdes.

The laundry room on the 2nd floor was found very dirty today. Residents will be reminded to keep the lid on the trash can, clean the lint screens and the room picked up.

We will install lights in the other corridors like the front corridor as time permits. We would like them not to be too bright.

David Smith made a motion to adjourn the meeting at 5:27pm. Annie Minor seconded it.



Balance Sheet
 Sea Grape Condominium Association, Inc.
 End Date: 04/30/2026

Date: 5/11/2026
 Time: 4:55 pm
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Assets	Operating	Reserve	Total
CASH - OPERATING			
South State - Operating - 2206	\$ 59,495.15	\$ -	\$ 59,495.15
South State - Special Assessment - 9363	24,580.60	-	24,580.60
Total: CASH - OPERATING	\$ 84,075.75	\$ -	\$ 84,075.75
CASH - RESERVE			
South State - Reserve - 7946	-	60,653.85	60,653.85
South State - CD - 4/21/26 3.78%	-	60,000.00	60,000.00
Total: CASH - RESERVE	\$ -	\$ 120,653.85	\$ 120,653.85
ACCOUNTS RECEIVABLE			
Accounts Receivable - Homeowner	30,108.04	-	30,108.04
Total: ACCOUNTS RECEIVABLE	\$ 30,108.04	\$ -	\$ 30,108.04
OTHER CURRENT ASSETS			
Prepaid Expenses	817.25	-	817.25
Prepaid Insurance	74,246.11	-	74,246.11
Total: OTHER CURRENT ASSETS	\$ 75,063.36	\$ -	\$ 75,063.36
Total: Assets	\$ 189,247.15	\$ 120,653.85	\$ 309,901.00
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	4,581.41	-	4,581.41
Insurance Payable	80,548.48	-	80,548.48
Prepaid Owner Assessments	16,101.92	-	16,101.92
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	\$ 125,812.41	\$ -	\$ 125,812.41
RESERVES			
Interest Reserve	-	2,583.36	2,583.36
Paving Reserve	-	7,197.73	7,197.73
Roof Reserve	-	70,958.97	70,958.97
Painting Reserve	-	32,689.03	32,689.03
Elevator Reserves	-	7,224.76	7,224.76
Total: RESERVES	\$ -	\$ 120,653.85	\$ 120,653.85
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	24,944.38	-	24,944.38
Total: Liabilities & Equity	\$ 189,247.15	\$ 120,653.85	\$ 309,901.00