

Seagrape Board Meeting & Budget Workshop

Sunday, Sep. 20th, 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 Aug. 16, 2026.
4. Report of Treasurer
5. President's Report
6. Budget workshop **please participate!**
7. Trees
8. A/C line drains
9. 305 rental
10. extermination
11. License plates
12. Bulletin boards
13. Porch lights
14. Lint screen
15. Quiet signs on doors
16. Signs on recycle bins
17. How to present an issue to the Board
18. garbage chutes repair
19. Garage doors
20. Update on 323
21. Monthly reminders
22. Adjournment

The meeting was called to order at 5:01 by David Smith. David Smith, President, Ann Minor, Secretary, Dimitra Tebano, Director, Ann Beachler, Consulting Director, and Marilyn Manzone, Consulting Director were present. Mena Girgis, Vice President and Fred Passelli, Treasurer were not present. A quorum was reached.

David Smith made a motion to bypass the reading of the minutes from the last meeting Aug. 16, 2026. Dimitra seconded it. David made a motion to accept the minutes from the Aug. 16, 2026, meeting. Dimitra seconded. All were in favor. None opposed.

Treasurer's report was read. A copy of this report is at the end of the minutes and is placed on file for record-keeping.

David Smith presented his President's report. Unit 117 sold on Aug. 28 to a woman with two teenage children. 201 has a new roommate. 207 is getting new windows. All appropriate paperwork has been received. Unit 305 has 2 new renters who will be moving in October. One

has sent the affidavit, and they will pick up their approval certificate when they arrive. Budget meeting is scheduled for Oct. 18, 2026.

The current budget will be sent in the meeting announcement with the newly proposed budget. Insurance is proposed to be 15% less this year for property insurance and 10% more for umbrella liability, 5% more for general liability, 5% more for directors and officers liability, and 5% more for boiler and machinery. Overall insurance for last year was \$107,761. This year the overall premiums are projected to be 89,043. Paperwork was requested by USI for pet policy and exact numbers of owners and renters and Board of Directors membership.

We would like to put the extra savings into the reserve fund.

The elevator certificate will be temporarily put in a page saver in the elevator and will be properly installed by Motion Elevator when they come for maintenance.

Tree trimming has been paid for and will be scheduled for October. The avocado trees will be taken out. These types of trees cause debris and liability problems as well as foundation, sidewalk, and underground plumbing pipe problems due to their root systems. These types of trees also attract wildlife, insects and rodents. The trees that were proposed to be removed by owners will not be removed as we did not have 20% of owners expressing their want for the request.

Air Depot uncovered all the A/C drain lines that have been buried and are causing backups in people's homes.

We have had a complaint about cockroaches. It is suspected that construction in the unit below is the culprit. We have purchased boric acid to put in the trash room and in storage areas. We have contacted the exterminator. We will suggest boric acid to the unit owner.

We have asked everyone to please make sure your current license plate, and car information is on file so that when people park in the wrong spot, we know who to contact.

It has been proposed to recover the cork boards in the mailroom as they are crumbling and do not take pins very well. We have 2 boards that are 22 ½" x 16" and 3 boards that are 22 ½" x 34 ½". To redo the cork, it is \$67.68 for 8 16" x 20" boards (2 panels for 3 boards and 1 each for the other 2 boards) from Michael's. Walmart sells a 2 pack of 24" x 36" panels. We would need 4 panels to cover all the boards, and these would need to be cut to fit the boards. 4 panels are \$116.44. All this cork comes with adhesive. How to remove the boards to replace the cork needs to be investigated. We will investigate other options as well.

It has been proposed to have people turn on their light outside their door at night to make the walkways brighter as we have not installed the lights in the plants in all the walkways. We will include this in reminders.

We are reminding residents to please clean the lint screens in the dryers.

It also has been proposed that the signs for the doors which ask people to close the doors quietly be put up.

The signs on the recycle bins will be replaced with tape that is resistant to sun damage and rain. They should not deteriorate as much as the previous packing tape used. The tape will go over the entire sign.

A notice was sent to all owners to please check hot water heaters for leaking.

We are reminding people to make comments or complaints to the Board in writing please. This will be sent as a reminder.

The garbage chutes are being inspected and repaired as they are coming out of the wall.

The garage doors on the garbage area will be replaced as we have had several problems with them.

Unit 323 has had multiple complaints, and we are investigating a good solution to these. Anyone who is concerned needs to call the police. Please document unusual experiences. Do not be intimidated by retaliation.

We now need to send a current list of owners and renters to the insurance company.

The welcome pack for new owners includes unit number on the approval certificate, the affidavit that there will be no subletting or leasing and no animals will be allowed, email permission for condo notices except where required by mail, recycling info, hurricane preparedness, hazardous waste disposal, camera access, FPL, hotwire, A/C, plumber, storage rules and laundry room rules.

Maintenance on valves will be looked into, a roof leak in 321 was repaired. We will get paint for balconies for people that want to paint. The trimming of the trees has been paid for and just needs to be scheduled. Backflow will be scheduled at the beginning of the year. The parking lot will be coated after the tree trimming.

Residents need to be reminded to pick up packages. Some packages are staying in the mailroom for days. We have had problems at times with packages being taken.

Next meeting October 18, 2026, will be the annual budget meeting. Notices will come out in the next two weeks.

The meeting was adjourned at 5:43pm.



Balance Sheet
Sea Grape Condominium Association, Inc.
End Date: 08/31/2026

Date: 9/15/2026
Time: 9:35 am
Page: 1

	Operating	Reserve	Total
Assets			
CASH - OPERATING			
South State - Operating - 2206	\$ 70,536.31	\$ -	\$ 70,536.31
South State - Special Assessment - 9363	24,580.60	-	24,580.60
Total: CASH - OPERATING	\$ 95,116.91	\$ -	\$ 95,116.91
CASH - RESERVE			
South State - Reserve - 7946	-	117,820.81	117,820.81
South State - CD - 9/21/26 3.78%	-	61,454.59	61,454.59
Total: CASH - RESERVE	\$ -	\$ 179,275.40	\$ 179,275.40
ACCOUNTS RECEIVABLE			
Accounts Receivable - Homeowner	26,026.11	-	26,026.11
Total: ACCOUNTS RECEIVABLE	\$ 26,026.11	\$ -	\$ 26,026.11
OTHER CURRENT ASSETS			
Prepaid Expenses	345.49	-	345.49
Prepaid Insurance	37,164.06	-	37,164.06
Total: OTHER CURRENT ASSETS	\$ 37,509.55	\$ -	\$ 37,509.55
Total: Assets	\$ 158,652.57	\$ 179,275.40	\$ 337,927.97
Liabilities & Equity			
CURRENT LIABILITIES			
Accounts Payable	4,148.00	-	4,148.00
Insurance Payable	40,274.24	-	40,274.24
Prepaid Owner Assessments	14,167.92	-	14,167.92
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	\$ 83,470.76	\$ -	\$ 83,470.76
RESERVES			
Interest Reserve	-	4,534.47	4,534.47
Paving Reserve	-	8,864.41	8,864.41
Roof Reserve	-	119,296.05	119,296.05
Painting Reserve	-	37,689.03	37,689.03
Elevator Reserves	-	8,891.44	8,891.44
Total: RESERVES	\$ -	\$ 179,275.40	\$ 179,275.40
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	36,691.45	-	36,691.45
Total: Liabilities & Equity	\$ 158,652.57	\$ 179,275.40	\$ 337,927.97

Sep. 2026 Minutes

RESIDENT MONTHLY REMINDERS

Please be sure your current vehicle information is on file with Seagrape: car make, model, color and license plate info.

Please turn on your outside porch light in the walkways to help provide visibility and safety in our building at night.

After each load in the laundry room please be sure to clean the lint screen.

If you need to contact the Board, we request that you do so in writing. There is a comment box on the office door, contact our email seagrapecondominium@gmail.com or send a letter to Seagrape Condominium 5160 Las Verdes Cir. Delray Beach, FL 33484.

Please be sure to pick up mail and packages promptly from the mail room. Packages have disappeared.

Please do not put trash that doesn't fit in the trash chute through the chute. This causes us to have to pay for repairs. Use the garage door on the first floor for large items. Use the garage door with care as we have had to pay for repairs and now replacement of that door. Please do not leave anything stuck in the trash chute. Please contact the Board if you have a problem with disposing of your trash as requested.

Anyone doing work on your unit must dispose of their waste properly. The trash bins at Seagrape are only for residential trash and not for work being done.

If you see an unsafe situation such as glass on the ground, please clean it up or contact a Board member. Providing pictures or video with date and time of incident is helpful.