

SEAGRAPE CONDOMINIUM ASSOCIATION, INC.

MINUTES FROM THE ANNUAL MEETING

FEBRUARY 9, 2025

A determination of a quorum was present for the Annual meeting with 27 attendees and 24 proxies.

Next Dimitra named the Inspectors who will be counting the Ballots. Jack Walsh, POA representative for Cypress, Larry Kravitz, President, Oleander and Paul O'Brien, President of Banyan. The Inspectors were then given the Ballots and counted them in Marilyn Manzone's Unit.

The meeting was called to order by Dimitra Tebano, President at 1:25 pm.

A roll call of Directors followed. Ann Minor, Treasurer, Marilyn Manzone, Secretary, Dimitra Tebano, President, Sylwia Martensen, Director by phone and Walter David, Vice President, by phone. A quorum was present for the meeting.

The reading of the Minutes was waived on a motion by Marilyn Manzone and seconded by Ann Minor.

Dimitra read the President's report. She hoped that the meeting would be civil and that the Election is being done by the book. She mentioned that Walter David's Information sheet was omitted from the Second Notice of the Annual Meeting. The Second Meeting notice was sent on January 13, 2025 and there have been 3 email blast reminders about the Meeting. One on January 29 2025, February 4th with Walter's information sheet and on February 5th with his information sheet and notifying owners that they can change their vote. As a result the secretary will read his information sheet and if anyone wants to change their ballot at the meeting they can do so. The Board has to be on the same page. We can disagree but always have to have the best interest for our building and community. Being on the Board is not a glamorous job. We need capable people to take care of the maintenance and daily issues. The new Board members are required to take a 4 hour certification class which is helpful to understand the Florida statutes and Condo laws.

Marilyn read Walter's Information sheet and asked if anyone wanted to change their ballot. No one raised their hand and the Meeting continued. Dimitra started to read a list of projects that were done by the old Board over a 10 year period then had Carla Chadick read the projects list and mentioned several owners who have volunteered their time to help with various projects. The list will be attached in the Minutes.

Ann Minor read the Treasurer's report and Marilyn made a motion to accept the Treasurer's report and the motion was seconded by Dimitra Tebano.

Marilyn then announced that finally after months of back and forth calls and emails from CS Service Works we are finally getting our new washer and dryer machines. Since it had been awhile she read the description of all the amenities that the new company offered. That will be attached.

Dimitra then mentioned that Marilyn has been a huge help and that Dimitra was grateful for all the years she served as a Board member. Also mentioned was the fact that by the Board continuing to do maintenance and updating the building to code we were able to pass Phase 1 in the Structural Inspection.

There was a short pause in the meeting as we waited for the Inspectors to finish counting the Ballots. There was tie between Tamara Griffin and Mena Girgis. They had a discussion and came to an agreement and Mena deferred to Tamara.

The Ballot tally was read and the following members were elected:

Ann Minor  
Tamara Griffin  
Fred Passelli  
David Smith  
Dimitra Tebano

Dimitra Tebano POA Representative

The new members decided that they want to have an Organizational Meeting within the 10 day period to decide the position each will assume.

There being no more discussion Marilyn made a motion to adjourn the Meeting and it was seconded by Ann Minor and Dimitra Tebano and the meeting adjourned at 2:03 pm.

## EXHIBIT A

- Commercial Laundries agrees to install brand new, card and smart app operated, energy efficient Speed Queen washers and brand new, card and smart app operated, energy efficient Speed Queen dryers.
- Commercial Laundries agrees to set the initial vend price to \$1.50 per washer and dryer for the first six months, at which point the vend for both washer and dryer will initially vend at \$1.75 per cycle.
- Commercial Laundries agrees to install one (1) card-to-card, smart card value transfer machines (VTM), at no cost to the property.
- Commercial Laundries agrees to provide the first smart card to each condominium unit each pre-loaded with \$10 as a one-time signing bonus.
- Commercial Laundries agrees to pay 100% of the collections for the first Six (6) months as a one-time signing bonus.
- Commercial Laundries agrees to inspect and clean if necessary the dryer ventilation system once per year.



	Operating	Reserve	Total
<b>Assets</b>			
<b>CASH - OPERATING</b>			
South State - Operating - 2206	\$ 14,147.85	\$ -	\$ 14,147.85
South State - Special Assessment - 9363	14,736.92	-	14,736.92
Petty Cash	250.00	-	250.00
<b>Total: CASH - OPERATING</b>	<b>\$ 29,134.77</b>	<b>\$ -</b>	<b>\$ 29,134.77</b>
<b>CASH - RESERVE</b>			
South State - Reserve - 7946	-	59,490.31	59,490.31
<b>Total: CASH - RESERVE</b>	<b>\$ -</b>	<b>\$ 59,490.31</b>	<b>\$ 59,490.31</b>
<b>ACCOUNTS RECEIVABLE</b>			
Accounts Receivable - Homeowner	39,140.17	-	39,140.17
<b>Total: ACCOUNTS RECEIVABLE</b>	<b>\$ 39,140.17</b>	<b>\$ -</b>	<b>\$ 39,140.17</b>
<b>OTHER CURRENT ASSETS</b>			
Suspense Account	951.00	-	951.00
<b>Total: OTHER CURRENT ASSETS</b>	<b>\$ 951.00</b>	<b>\$ -</b>	<b>\$ 951.00</b>
<b>Total: Assets</b>	<b>\$ 69,225.94</b>	<b>\$ 59,490.31</b>	<b>\$ 128,716.25</b>
<b>Liabilities &amp; Equity</b>			
<b>CURRENT LIABILITIES</b>			
Accounts Payable	4,838.00	-	4,838.00
Prepaid Owner Assessments	1,825.16	-	1,825.16
Deferred SA-Income 2024	19,807.52	-	19,807.52
Fines	1,000.00	-	1,000.00
<b>Total: CURRENT LIABILITIES</b>	<b>\$ 27,470.68</b>	<b>\$ -</b>	<b>\$ 27,470.68</b>
<b>RESERVES</b>			
Interest Reserve	-	1,090.26	1,090.26
Paving Reserve	-	4,523.05	4,523.05
Roof Reserve	-	12,625.89	12,625.89
Painting Reserve	-	36,689.03	36,689.03
Elevator Reserves	-	4,562.08	4,562.08
<b>Total: RESERVES</b>	<b>\$ -</b>	<b>\$ 59,490.31</b>	<b>\$ 59,490.31</b>
<b>EQUITY</b>			
Fund Balance	40,228.39	-	40,228.39
Prior Period Adjustments	(6,672.60)	-	(6,672.60)
<b>Total: EQUITY</b>	<b>\$ 33,555.79</b>	<b>\$ -</b>	<b>\$ 33,555.79</b>
Net Income Gain/Loss	8,199.47	-	8,199.47
<b>Total: Liabilities &amp; Equity</b>	<b>\$ 69,225.94</b>	<b>\$ 59,490.31</b>	<b>\$ 128,716.25</b>