

CASTLE COUNCIL, INC.

Sea Castle Condominium Association

MINUTES

Meeting of March 15, 2010

In Attendance:

Bruce Kelm, President
Robert Hubbard, Vice President
Linda Meyran, Treasurer
Marlane Christy, Secretary
Mark Bochenski, Director
Russell Cletingh, Director
Radmilla Mira Marsenic, Director (via telephone from 6:00 to 7:15)
Gary Moore, Ameri-Tech Property Manager
Sea Castle residents (10)

1. Call to Order
 - a. Meeting called to order at 6:01 pm by Bruce. Quorum was established.
 - b. Meeting notification was verified
2. Reading of January 15, 2010 board meeting minutes were waived and approved as written. Russell / Marlane. Passed unanimously.
3. President's Report
 - ~ Thanked residents involved for their work on the recent party.
 - ~ Notice was posted asking: a) for cooperation in keeping sounds down in order to preserve quiet respect for all other residents, b) for carts to be returned instead of left outside of units, c) for residents to please return books to library instead of lobby and also to not leave any debris in lobby for someone else to have to clean up.
 - ~ Announced that there is one (1) unit in foreclosure – not the rumored higher number.
4. Treasurer's Report

Linda reported that income continues to be sufficient for expenses and that all reserves are adequately funded.
5. Manager's Report
 - ~ New doors should be arriving any day and installation will commence when they do.
 - ~ Two delinquencies will be going to the attorney.
 - ~ Sent out a number of non-compliance letters recently – primarily for screen replacement. Gary commented that units are selling in Sea Castle and that keeping units in good shape is important to retain property values.
 - ~ Painting has gone out on bid and are in the process of being reviewed.
 - ~ Security camera installation went out on bid and will be discussed further during old business.
 - ~ New entry system will be programmed into office for any changes or updates.
6. Maintenance Committee Report

Mark expects to finish the workshop in April.

7. Old Business:

- A. Deferred review and vote on security camera until vendor arrives and presents his product
- B. Policy was established several years ago to not heat pool from November through February. This year because of the unusually cold weather, heater was not turned on until March 8.
- C. Entry system was covered during manager's report.

8. New Business

- A. Five (5) bids for painting have been received and are being reviewed. One of the bidders has been recommended by Dyco (paint supplier). Dyco will be supervising the job.
- B. Will be sending out paint color samples to unit owners asking them to vote to change the color of the exterior. 75% vote is required to do so. If vote fails, paint color will remain the same.
- C. Gary explained that according to State Statute 718.111, damages resulting from anything except negligence, the unit owners are responsible for everything from the drywall into the unit and association is responsible for inside the walls out to the exterior.

Joe from Sycom (security camera company) arrived at 6:30 and business portion meeting was suspended for him to present his product, give a demonstration on his laptop and to answer questions. Proposed system will have 11 cameras, motion detection and about 30 days of recording before it loops back and records over the top of the old one.

Meeting returned to New Business at 7:10 pm

Motion was made (Marlane / Bob) to accept Sycom's system and to purchase with 25% down and 36 monthly installments. It was further moved (Bruce / Bob) to order one additional camera for RV area with that cost being added onto the down payment – funding will come from Operating Account. Both motions passed unanimously.

New Business continued

- D. Curbing made from stucco blocks is crumbling and being destroyed by trucks. Gary suggested that they be replaced with poured cement curbing. Gary to get bids.
- E. Motion made (Bruce / Linda) to get two motion sensor lights and have them mounted on the gazebo (facing the pool). Passed unanimously.
- F. Motion made (Linda / Marlane) to install lighting in the workshop. Passed unanimously.
- G. Linda reported that she met with fire department to inquire about evacuation procedures in the event of a fire. They said the cards in the windows are not necessary because they check every unit anyway. Three engines are sent – one of which is a ladder engine.

Bruce reported that the shuffleboard courts are not used and in very bad shape as is all the shuffleboard equipment. It was decided to ask the residents to vote (at the same time they vote on paint color) to completely remove the shuffleboard courts.

Meeting adjourned at 7:35 pm

Respectfully submitted,

Judi Puschmann

Ameri-Tech Property Management