

MINUTES
CSA3 BOARD MEETING
November 22, 2025
South Point Seascape

I. Meeting called to order at 2:00 PM

II. Attendance

- A. Present: David Koch, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
- B. Excused: Tanya Gianatasio,
- C. Guest: Jeff Powers, Coastal Landscaping, Inc. (CLI)

III. Medians

- A. Approval for renovation plans are in process. The County has accepted our recommendation to hire CLI. We are waiting for the County to get a contract to Jeff. Once he signs the contract, the County will issue the PO, and Jeff can proceed with the plan
- B. We reviewed and accepted the plans to begin with medians #1, #6, and #14A. #1 is at the entrance of Seascape Blvd and will be readily visible. #6 and #14A keep us within our budget. We can consider going up Seascape to #2 and #3 in future years and budgets.
- C. Chris will post the plans on the website including a map to show and designate the selected medians.
- D. The plan/process will begin by roping off the median(s) and digging narrow, deep holes for planting. With the rains, the holes will fill and get the water deep. So when the plants are placed, the roots will be encouraged to go deep to find water, rather than go along the surface.

- E. Following the holes, boulders will be placed as part of the planned landscaping, followed by any trees to be planted.
- F. The plantings, ground cover, etc., will be placed as they become available from the nurseries.
- G. In the past, new plantings that have been spotted for planting have been stolen.
- H. Each median will be roped off and signs affixed noting that renovation is in progress, the median is County property, and no one is to enter or traverse while work is in progress. The intent is to protect the plants, the work, and avoid liability while the surfaces are being dug and irregular. Harold will get bids for four signs and submit them to the County for payment and processing.

IV. Future meetings

- A. The Board will select a date in early January (given the holidays and personal plans).
- B. We will plan our annual meeting for all via Zoom in late January. Zoom allows all who wish to attend and will not incur the cost of a meeting room. Details to follow.
 - 1. Landscaper saw who stole them and asked they be replaced – they have not
 - 2. Landscaper will be instructed to call the police/sheriff
- C. CLI recommends getting a bid to prune the olive trees – cost about \$10,000

V. Beach - Harold

- A. We have the same contract and budget for next FY
- B. We are getting reports that patrol is coming earlier when possible

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- C. There was one instance over the holiday weekend when the patrol had to call the police/sheriff – We do not know the outcome

VI. Budget FY 2025-2026

- A. Our median RFP for a plan is at the County waiting for advice from purchasing with regard to extent
 - 1. Initial plan is for 2-year RFP with possible 5-year carryover or changeover at end of first cycle
 - 2. Once approved by County it needs to go out for bids to at least three companies
 - 3. Will review and assess by email as soon as it comes back from County

VII. Next meeting: Saturday, August 16, 2025, 10:00 AM

VIII. Meeting adjourned 10:40 AM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.