

MINUTES
CSA3 BOARD MEETING
January 23, 2026
Seascape Resort

- I. Meeting called to order at 10:04 AM
- II. Attendance
 - A. Present: Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
 - B. Excused: David Koch, Tanya Gianatasio,
 - C. Guest: Jeff Powers, Coastal Landscaping, Inc. (CLI)
- III. Minutes of November 22, 2025 were approved.
- IV. Plan for annual meeting
 - A. This will be a virtual meeting on Sunday March 1, 2026, at 4:00 PM
 - B. Chris will MC
 - C. Harold will see if we can use the County's MS Teams account so the time will not be limited to our personal Zoom account(s)
- V. Medians
 - A. Plantings are proceeding
 - B. Holes are placed for plantings to allow them to fill with rain sending water deeper.
 - C. Median on Clubhouse (#14A) has been planted with groundcover awaiting a central palm when available from a nursery

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- D. Plants have been placed on Seascape Blvd (#6) except for around the olive trees.
 - 1. Bids for olive tree pruning has been sent to the County, awaiting a P.O
 - 2. Remaining plantings will be done after trees are pruned.
- E. We referred to the Seascape Resort personnel management of the entrance island and sign.
- F. Jeff will take care of signage for caution around the medians.

VI. Beach - Harold

- A. We are getting reports that patrol is coming earlier when possible
- B. There are no other issues

VII. Future meetings

- A. The Board will try to set up regular meetings the last Friday of the month at 4:00 PM
- B. Next meeting: Friday, February 27, 2026, at 4:00 PM – place TBD

VIII. Meeting adjourned 10:40 AM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.