

MINUTES
CSA3 BOARD MEETING
February 27, 2026
Seascape Resort

- I. Meeting called to order at 4:00 PM
- II. Attendance
 - A. Present: Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel, Tanya Gianatasio
 - B. Excused: David Koch
 - C. Guest: Jeff Powers, Coastal Landscaping, Inc. (CLI)
- III. Minutes of January 23, 2026 were approved.
- IV. Beach - Harold
 - A. We are getting reports that patrol is coming earlier when possible
 - B. Patrol continues seeing groups with fires and alcohol late at night
 - C. Safety issue of abandoned burning fires that patrol has to extinguish
- V. Budget – Trink
 - A. FY 2024-2025 and first half of 2025-2026 attached
 - B. Note cost of the assessment ballot was $\cong$ \$3500 plus an unknown portion of the County's $\cong$ \$11,000 in administrative fees
 - C. We have a carryover of about \$75,000 that we can spend on the median renovations

- D. Increased fundings from the new assessment will kick in in July this year
- E. Cost of water for the FY has run $\cong$ \$15,000 and is expected to increase over the next year from both fees and usage

VI. Median renovation – Trink & Jeff

- A. The two medians on Seascapes Blvd and the one on Clubhouse have been planted.
- B. Yellow tape for safety will remain in place waiting to install the drip irrigation and mulch
- C. Current phase should be completed by the end of March

VII. Planning for annual meeting Sunday, March 1, at 4:00 PM via Zoom

- A. Trink will upgrade her personal Zoom account for the meeting
- B. Chris will MC
 - 1. Maps of medians to be posted on the web site
 - 2. Budgets are in minutes already posted on the website
- C. Review the budgets past year and current FY - Trink
 - 1. Explain the vote on the assessment increase
 - 2. How and when the funds come in July 1, 2026, before tax bills go out for December 2026 and April 2027
- D. Review beach security – Harold
 - 1. Continue patrols 10 PM to midnight
 - 2. Danger of unextinguished fires
- E. Plans for future median renovations
 - 1. Review of this past year

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2. Next stage to begin in December at rainy season

F. Questions

1. Web site and mailings encourage pre-submission
2. Questions in Zoom Q&A or Chat
3. Questions using Zoom “Raise Hand”

VIII. Meeting adjourned 4:30 PM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.

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CSA 3 Financials - FY 2024-25			Jan 2025 thru June 2025								
	FY 23-24 TOTALS	FY 24-25 BUDGET	FY 24-25 July-Dec	Jan 25	Feb 25	March 25	April 25	May 25	June 25	Diff	YTD TOTALS
Beginning Balance	46,712	69,033	69,033								69,033
Revenue											
Assessment	80,092	80,000	40,045								80,091
Interest	1,947		1,302								2,882
Assessment Refunds	3,563		(3,600)								(3,600)
Total Revenue	85,602	80,000	37,747								79,373
Expenditures											
Median Maintenance	19,488	15,000	7,494	1,249	1,249	1,249	1,249	1,249	1,250		14,989
Beach Security	16,144	16,000	7,800	1,300	1,300	1,300	1,300	1,300	1,300		15,600
Water Meters	11,440	15,000	6,833	931	1,043	1,043	1,043	1,215	1,328	1,344	14,780
Backflow Testing	851	1,200	778				100				878
Room Rental	1,694	5,000	500								500
Election Costs									3,429		3,429
Misc. Services									3,562		3,562
Direct Expenses	49,617	52,200	23,405	3,480	3,592	3,592	3,692	3,764	10,869	1,344	53,738
Accounting Fees									403		403
Admin Labor	10,275	15,000	3,246						8,080		11,326
Overhead	3,389	3,500	5,274						2,582		7,856
Indirect Expenses	13,664	18,500	8,520						11,065		19,585
Total Expenses	63,281	70,700	31,925	3,480	3,592	3,592	3,692	3,764	21,934	1,344	73,323
Net	22,321	9,300	5,822								6,050
Ending Balance	69,033	78,333	74,855								75,083
			Per mid yr report						Per yr end report		

Seascope CSA 3 Financials FY 2025 Report, FY 26 Budget

1-Feb-26	
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County:	FY 23-24 Final	FY 24-25 Final	FY 26 Budget
Beginning Balance	46,712	69,033	75,083
Revenue			
Assessment	80,092	80,091	160,000
Interest	1,947	2,882	
Other Revenue	3,563	(3,600)	
Total Revenue	85,602	79,373	160,000
Expenditures			
Median Maintenance	19,488	14,989	25,000
Median Renovation			80,000
Beach Security	16,144	15,600	25,000
Water Meters	11,440	14,780	20,000
Backflow Testing	851	878	1,500
Misc. Service	1,694	4,062	
Election Costs		3,429	
Tree Removal/Pruning			5,000
Contingency			5,000
Direct Expenses	49,617	53,738	161,500
Accounting Fees		403	
Staffing & Overhead	10,275	11,326	10,000
Misc Fees & Services	3,389	7,856	5,000
Indirect Expenses	13,664	19,585	15,000
Total Expenses	63,281	73,323	176,500
Net	22,321	6,050	(16,500)
Ending Balance	69,033	75,083	58,583