

MINUTES
CSA3 BOARD MEETING
May 31, 2025
South Point Seascape

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- I. Meeting called to order at 10:00 AM
- II. Attendance
 - A. Present: Tanya Gianatasio, David Koch, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
- III. Approval of Minutes of March 11, 2025 – Approved
- IV. The Board recognized that the vote for the assessment increase passed.
 - A. This will add an additional \$80,000 to the budget
- V. Financial report
 - A. See attached
 - B. Actuals for 2023-2024 compared to current FY and extrapolated second half shows a balance of about \$80,000.
 - C. Retrospectively, the balance has increased about \$10,000.
 - D. Given the increased assessment, we can look at a budget for 2025-2026 of about \$150,000.
 - 1. The expenses for beach security will remain the same for the upcoming year.
 - 2. Assuming other expenses remain relatively constant, we have a standing budget of about \$75,000 including County service fees, water, median maintenance, etc.

3. Subtracting the standing \$75,000 from the increased assessment of \$150,000 gives us another \$75,000 to add to the existing balance.
4. We will have a net budget of about \$150,000 to spend on medians and other repairs for FY 2025-2026 and \$75,000 for subsequent years.

VI. Median maintenance

- A. Trink circulated to us a draft of an RFP for bids to consider.
- B. We must go out to bid for any new maintenance and plantings.
- C. We discussed options including a two-year, three-year, or five-year plan.
 1. Trink will review with the County what they will allow
 2. Bid needs to be based on a specific plan
 3. We can use the previous design as a starting point
- D. Bid needs to include all the medians with some specification of the density of the plantings.
- E. Based on the bidding, we discussed beginning of Seascapes Blvd.
 1. We discussed starting at the top where there is evidence of an irrigation system, but no active meter
 2. It will be the most expensive; we have extra money the first year; prices and labor will increase with time; and it is our “front door.”
- F. The bid needs to include a median-by-median review by the Board prior to each planting to consider available plants.

- G. We reviewed a draft of the RFP prepared by Trink and discussed the options. She will revise the RFP and circulate it by email to us for final revisions and approval before submitting it to the County.

VII. Beach security

- A. No changes for FY 2025-2026
- B. Security is still putting out unattended fires and clearing fires, glass bottles and alcohol according to statutes

VIII. Future meetings

- A. Saturday, July 12, 2025, 10:00 AM, at South Point Seascape.

IX. Adjourned 11:00 AM

Respectfully submitted,
Harold R. Mancusi-Ungaro, Jr.

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APTOS SEASCAPE CSA #3 GL 622100 Fiscal Year 24-25 FINANCIAL STATEMENT JULY 1, 2024 - DEC 31, 2024		
	FY24-25 ADOPTED BUDGET	2024-25 ACTUAL
FY 24-25 Revenue		
INTEREST REV FROM USE OF MONEY & PR	\$ 500.00	\$ 1,301.71
DISTRICT SERVICE CHARGES	\$ 80,091.00	\$ 40,045.50
FY24 Overassessment Refunds		\$ (3,600.00)
FY 24-25 Total Revenue	\$ 80,591.00	\$ 37,747.21
FY 24-25 Expenditures		
Aptos Seascape, CSA3 - Misc Service	\$ 91,124.00	
ACCOUNTING AND AUDITING FEES	\$ 500.00	
SECURITY SERVICES	\$ 19,000.00	\$ 6,500.00
WATER	\$ 14,000.00	\$ 6,605.85
SERV & SUPP-OTHER SERVICES	\$ 25,000.00	\$ 7,494.00
SEASCAPE BEACH RESORT		\$ 500.00
CSA ELECTION		
COUNTY COUNSEL		
LEGAL NOTICES		
PROGRAM ADMIN LABOR		\$ 3,246.30
DIV & DEPT OVERHEAD COSTS		\$ 5,273.78
FY 24-25 Total Expenditures	\$ 149,624.00	\$ 29,619.93
FY 24-25 Net Increase(Decrease) to Fund Balance		\$ 8,127.28
FY 24-25 Beginning Fund Balance		\$ 69,032.72
FY 24-25 Ending Fund Balance as of Dec 31st, 2024		\$ 77,160.00
Accounts Receivable		\$ -
Accounts Payable		\$ -
FY 24-25 Ending Fund Balance as of Dec 31st, 2024		\$ 77,160.00

Minutes

CSA3 Board Meeting 5/31/2025

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Medians Planting Estimates					
includes irrigation and installation					
Median #	Square Ft	# Plants @ 5' centers	Total at \$30/plant	# Plants @ 6' centers	Total at \$30/plant
Seascape	41,866	8,373	\$251,196	6,978	\$209,330
1	5,250	1,050	\$31,500	875	\$26,250
2 and 3	13,500	2,700	\$81,000	2,250	\$67,500
4					
5					
6					
7	done				
8	done				
Sumner	20,965	4,193	\$ 125,790	3,494	\$104,825
9					
10					
11					
12					
Clubhouse	7,186	1,437	\$43,116	1,198	\$35,930
13					
14					
15					
TOTAL	69,997	14,000	\$420,000	11,666	\$350,000
Tree moving and removing not included.					

\$34,000