

MINUTES
CSA3 BOARD MEETING
July 12, 2025
South Point Seascape

- 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 May 31, 2025 – Approved
- IV. Financial report - Trink
 - A. Numbers unchanged from last report
 - B. May get County's end of year tally by next month
 - C. New funds from assessment should be available to use for budget July 1
- V. Medians - Trink
 - A. Clubhouse medians need weeding
 - 1. Neighbors have planted larger plants that need to be removed because they are overgrowing the edges and curbs
 - 2. The plantings slows down the weeding process costing the landscaper time and us money
 - 3. Landscaper cannot spray with the salts to kill the weed bed because it will kill the plantings
 - 4. **MOTION: Next time CLI needs to weed, he should remove the plantings.**
 - B. New plantings that have been spotted for planting have been stolen

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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

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

VII. 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

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

IX. Meeting adjourned 10:40 AM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.