

MINUTES
CSA3 BOARD MEETING
August 16, 2025
South Point Seascape

- I Items
 - A Insurance
 - B SCP contract and insurance
 - C 26-27 assessment
- II Meeting called to order at 10:04 AM
- III Attendance
 - A Present: Tanya Gianatasio, David Koch, Harold Mancusi-Ungaro, Christopher Modjeski, Trink Praxel
- IV Approval of Minutes of July 12, 2025 – Approved
- V Financial report – Trink
 - A No year-end report yet
 - B We have a bid of about \$10K to prune olive trees
 - 1 Been a couple of years and they need to be maintained
 - 2 **MOTION APPROVED**
 - C County required application for changes in assessment and representatives for FY 2026-2027
 - 1 Trink and Harold will remain the two allowed representatives
 - 2 2026-2027 will be the same plus any allowed CPI changes
- VI Directors' insurance – Harold
 - A We have to personally purchase our own directors' liability insurance every year that is coming due
 - B Harold has asked our agent for renewal
 - C Harold will pay out of pocket and let the Board know how much each owes.
- VII Beach Security – Harold
 - A SCP continues to do their patrols and reports
 - B The County has changed insurance requirements from \$1M to \$2M and needs updated proof of insurance
 - C SCP continues to provide services while they negotiate and provide the necessary insurance information
 - D SCP cannot be paid for July in the new FY until the information is provided to the County
 - E Reports show patrol is generally coming between 10 and 11 PM
 - F Reports show multiple groups of underage drinking as well as glassware and fires
 - G Harold will communicate with the sheriff our concern about underage drinking and then driving in the neighborhood and highway when the party is broken up
- VIII Median maintenance and renovation – Trink
 - A We need approximate square footage for each median to assess requirements

- B Bids for renovation need to separate out maintenance vs renovation
 - 1 We discussed adding 1-year care of plantings as part of the renovation of the respective replanted median(s)
 - a Caring and watering
 - b Replacement of non-viable plants
- C We should consider annual 1-year contracts
 - 1 Current finances with reserves allow for about \$200K this FY
 - a $\frac{1}{2}$ of previous budget = \$40K
 - b Current surplus = \$80K
 - c Increased assessment adds another \$80K
 - 2 Future years will be limited to $\frac{3}{4}$ of annual \$160K = \$120K
 - 3 The County allows for an informal bid under \$220K annually
 - a We will have the necessary paperwork to refile annually
 - b Cost of plantings will change each year
 - c It allows the Board the option to reassess and approve annually
 - d It allows us to reprioritize the medians
- D Trink will review this option with the County
- IX Next meeting TBD
 - A Will communicate via email to approve changes in median bid
 - B Next meeting will be scheduled when we have the information to act upon – tentatively October 18, 2025
- X Meeting adjourned 10:45 AM

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