

MINUTES
CSA3 ANNUAL MEETING
March 1, 2026
Via Zoom

I. Meeting called to order at 4:00 PM

II. Attendance

- A. Present: Harold Mancusi-Ungaro, Trink Praxel, David Kochasio
- B. Excused: Christopher Modjeski, Tanya Gianat
- C. Guests: 21 neighbors during the course of the meeting

III. Board member introductions

IV. Budget & Finances

- A. Expenses for FY 2024-2025 and budget for FY 2025-2026 were presented by Trink
- 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

V. Beach - Harold

- A. Security patrols continue every night
- B. Patrol continues seeing groups with fires and alcohol late at night
- C. Safety issue of abandoned burning fires that patrol has to extinguish

VI. Questions / discussion

- A. Street sweeping remains a County responsibility. They deal with services on a demand basis. Concern about the needs to be called in to DPW.
- B. Concern about fireworks on the beach are part of County ordinances. Our patrol can only call the sheriff to enforce the issue and the sheriff's staff is limited. Our CSA3 beach is only one of several County beaches. Our responsibility does not extend north to the trestle and the resort nor south to hidden beach.
- C. Concern about road repairs needs to be addressed to the County. Neighbors can voice their concern to 2nd District Supervisor Kim De Serpa.
- D. Other than a possible COLA, there are no plans to increase the annual assessment.
- E. The Zoom forum was satisfactory. We can have interim meetings if requested or needed. Zoom saves us the expense of paying for a meeting space. Next year's annual meeting will be a voting year. So, an in-person meeting may be preferred.

VII. Meeting adjourned 4:45 PM

Respectfully submitted
Harold R. Mancusi-Ungaro, Jr.

MINUTES

CSA3 Board Meeting 2/27/2026

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