

Contractors Business Park Vista Center Condominium Association, Inc.

Board of Directors Meeting

Monday – November 11, 2010 – 2:00 p.m.

Location: Contractor's Business Park, Conference Room, Building A

Greg Tzucanow, Craig Govan, Raj Krishnasamy, and Erik Bryson were present and represented a quorum. , Charles Callaway was absent. Steve Kavanewsky and Debbie Erez were present representing Bristol Management.

NOTICE OF MEETING: It was determined that Bristol provided proper notice for this meeting.

CALL TO ORDER: Greg called the meeting to order at 2:00 pm.

APPROVAL OF PREVIOUS MEETING MINUTES: Greg made a motion to approve the minutes from the November 3, 2010 meetings. Raj seconded and the motion carried.

FINANCIALS:

- John Wayne Patrick and Matt Holton from Florida Premiere Electric attended the meeting per the Board's request to discuss the invoice for the light repairs in the community. After a lengthy discussion between the Board and Florida Premiere Electric, the board requested copies of the time sheets and material invoices to verify that the charges were legitimate and reasonable, which John and Matt both objected to. They told the board that they would not provide that information and would be contacting their attorney. The Board told him they would not be paying the remainder of the invoice until that information was provided.
- October financials were reviewed. The delinquencies are at \$163,000. The issue of Unit D14's foreclosure was discussed. Bristol informed the Board that Mr. Friscia sent in a check for \$622 toward his delinquent account. As per the discussion with Mr. Friscia in the last meeting, the attorney's fees that have accumulated will be paid first and then the subsequent payments will be put toward the delinquent assessments owed to the Association. Bristol is to send notice to Backer's law firm to instruct that they put any further actions against D14 on hold.
- The draft of the 2011 budget was reviewed. Raj made a motion to accept the draft of the 2011 budget as the proposed budget to be approved at the Budget Meeting. Craig seconded the motion and it passed. Notice will be mailed out to the membership 14 days prior to the meeting to approve the 2011 Budget.

OLD BUSINESS:

- Regarding the F Building Roof Repair, Charlie from All Phase Roofing sent his suggestion how to determine if the termination bar was installed correctly and if the installer did the proper counter flashing. The Board agreed to have Charlie perform this inspection which cost should not exceed \$200. After his inspection, the Board will review his findings and decide what the next step will be.

NEW BUSINESS:

- The proposals for the All Inclusive Maintenance Contract were reviewed. Two companies moved on to the next round: C&P Growers and Precision Landscaping. The Board is requesting that Bristol send out an addendum to the scope of work to each company to see what additional services they would be will to include with their proposals. According to that, the Board will make their decision which company to go with.

NEXT MEETING: To be decided.

A motion was made to adjourn the meeting by Greg, seconded by Craig and was approved. The meeting adjourned at 3:58 p.m.

Respectfully submitted,

Steve Kavanewsky, LCAM
For and on behalf of the Board of Directors

Cc: Board of Directors