

ANCHORAGE AT JONATHAN'S LANDING ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING
WEDNESDAY MARCH 21, 2007
ANCHORAGE POOL HOUSE @ 2:30 P.M.

DETERMINATION OF QUORUM: Emil Conti, Paul Maloy, Lynn Griscom, Ed Hoover, Peggy McEwen, Marilyn Mclean, and Arthur Troast represented a quorum of the Board. James Hotchkiss from Bristol Management was in attendance.

CALL TO ORDER: Ed Hoover called the meeting to order at 2:35 p.m.

REVIEW OF ANNUAL MEETING MINUTES: A review of the 2007 annual meeting minutes noted several changes. First, there were two spelling errors. Second, under *contract update* the mail boxes were to be moved only to the North building. Third, changes were made to the organizational meeting minutes to show Ed had made the motion to appoint the officers and the sentence "The first item....seventh member" was deleted.

TREASURER'S REPORT: Paul Maloy discussed a proposed change in banking relationship. He would be talking to Anchor Bank and 1st United Bank and would report back at the next meeting as to his recommendation. Paul spoke on the progress made in generating the new financial reports through Bristol Management. Paul felt confident that there would be financials for review in time for the next Board meeting. Paul brought up the idea of changing from a fiscal to a calendar year budget. He explained this would make budget preparation more efficient and accurate.

PRESIDENT'S REPORT: Ed Hoover reviewed the Management/Board Projects. Board members and James Hotchkiss reviewed their areas of responsibilities and updated the completion status for each item. Ed made a motion to create 2-3 options for acceptable front doors and screen doors to promote uniformity, Paul seconded and the motion passed unanimously.

SECRETARY'S REPORT: Marilyn spoke on landscape bids, Coastal Painting Contract, and Lighting proposals. Marilyn had met with the landscapers and proposed to the Board a change from Seacrest to Horizon Landscape based both on customer service and monetary savings. Marilyn made a motion to accept the bid from Horizon Landscape, Paul Maloy seconded and the motion passed unanimously. Horizon was to start April 1, 2007. James Hotchkiss agreed to notify Seacrest of the non-renewal of their current contract. Marilyn reviewed the work of Coastal Painting. Several concerns were brought up, but the overlying factor was the request to have Coastal clean up after themselves more effectively. James Hotchkiss agreed to talk with supervision to assure the workers would begin to clean up all areas to the Board's standards. Marilyn spoke on

the installation of the new light fixtures and informed the board that the flush mounted fixtures have been decided on and would be ordered once it was confirmed that fluorescent bulbs would work in them and that the fixture would fit in all areas. James Hotchkiss would order 90 fixtures once the Board agreed that the proposed fixture would be acceptable.

VICE PRESIDENT'S REPORT: Lynn spoke on the proposed elevator modernization. Lynn detailed the events that led to the now overwhelming need to replace the existing elevators due to Hurricane Damage and general wear-and-tear. Lynn made a motion to accept Express Elevator's proposal for modernization. Marilyn seconded and the motion passed unanimously.

MANAGER'S REPORT: James Hotchkiss spoke on the termite treatment performed by Highland Pest Control. Highland had reported that the treatments were successful and noted that the majority of termite damaged wood had been replaced. Highland will be out in six months to re-treat and inspect as needed. James reviewed proposals from Simplex Grinnell and recommended having the work completed. Marilyn motioned to go ahead with the proposed work, Paul Maloy seconded and the motion passed unanimously. James reviewed a proposal from Superior Pools to replace the separation tank in the pool filter unit. The board felt this was basic maintenance and felt it should be immediately replaced but did not see a need to vote on the issue. James described the confusion created by several notices placed by Coastal painting and Bristol Management. James agreed to handle all notifications of scheduled work. Each Friday James would call the contractors and create a schedule for the following week. James reported the temporary mailboxes would be permanently affixed outside the second floor elevator in the North building.

OLD BUSINESS: The old business agenda items were discussed during the various reports.

NEW BUSINESS: Most of the new business agenda items were discussed during the various reports. Of note was the elevator malfunction dated march 16, 2007. Discussion discovered that this and another malfunction were tied directly to water intrusion caused most likely by the painting contractor pressure cleaning. Emil Conti motioned to create a formal rule to prevent possible conflicts of interest to include signatory rules (if a check is payable to a board member, that board member can't sign the check) and preventing the acceptance of any gifts from current or proposed vendors. Arthur Troast presented a resolution to limit the use of the East Building big planter. The board agreed to discuss further and get input from East building residents.

OPEN FORUM: topics included alarm systems, requesting financial statements for 2006, fire pump update, and the East building big palnter.

PREPARED FOR THE BOARD OF DIRECTORS BY
JAMES HOTCHKISS, LCAM