

ANCHORAGE AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

WEDNESDAY, September 2, 2009 @ 3:00PM

**Location: BRISTOL MANAGEMENT
1930 COMMERCE LANE, SUTE 1
JUPITER, FL 33458**

MINUTES

- I. DETERMINATION OF QUORUM/ CALL TO ORDER-** Lynn Griscom, Arthur Troast, Terry Douglas, Jack Walsh, and Peter Bayer were present and represented a quorum. Peter, by virtue of his office, called the meeting to order at 3:05 pm. James Hotchkiss represented Bristol Management.
- II. APPROVAL OF PREVIOUS BOARD MEETING MINUTES-** Lynn made a motion to accept the minutes of the July 29, 2009 Board meeting with the following changes: Lynn and Arthur were present, and (under B) Paul and Peter were to meet with Bayhead on Pete Laino's return. Terry seconded and the motion passed unanimously.
- III. FINANCIAL REPORT-** The Board reviewed the financials and it was agreed the Association was in strong financial shape while several large projects/costs loomed in the immediate future.
- IV. OLD BUSINESS**
- A. SEAWALL PROJECT-** see attached.
- 1. Seawall and Dock**
 - 2. Dock Plumbing**
 - 3. Dock Electrical**
 - 4. Pool Deck**
- B. BULLETIN BOARD REPLACEMENT-** The project was complete and everyone was happy with the results.
- C. DIESEL TANK REPLACEMENT-** James agreed to monitor the Holiday Inn Express remodeling and work to get the tank if and when available.

- D. **AFFIRMATION OF STAGGERED TERMS/ COMPONENT RESERVES-** James agreed to make a part of the 2010 budget mailing along with Partial/full funding, boat lifts, and component into pooled.
- E. **PIPE CLEANING UPDATE-** James reported the outfall area was clean of debris.
- F. **BALCONY INSPECTION PROPOSALS-** James updated the Board as to the scheduling by October 1st.

V. **NEW BUSINESS**

- A. **BRISTOL ADDENDUM EXECUTION-** Peter made a motion to accept the Bristol addendum to manage the docks starting September 1, 2009. Jack seconded and the motion passed unanimously. Terry, as a Bristol employee, abstained from voting.
- B. **ELEVATOR MAINTENANCE AGREEMENT-** James reviewed Express Elevator's new company name and proposal. The Board agreed to review once the leveling issues were resolved in both elevators.
- C. **CONDENSATE LINE CLEANOUT PROPOSAL-** Jack made a motion to accept Jupiter Plumbing's proposal. Arthur seconded and the motion passed unanimously.
- D. **GRAEME BAKER POOL AND SPA UPDATE-** James updated the Board and affirmed the grates had been replaced.
- E. **FIRE PUMP ISSUE-** The Board reviewed the letter drafted to the JLPOA/Security detailing the pump damage. The Board agreed to send the letter without the request for reimbursement.
- F. **POOL GATE EXIT PROPOSAL-** James reviewed the proposal from GPS as he was asked to obtain for exiting the pool without a key. The Board agreed to table the issue until more owner input could be received.
- G. **TREE LIABILITY MEMO- STEVE INGLIS-** Arthur agreed to review with Liz Bonan and make a recommendation to the Board.
- H. **2009 RESERVE STUDY-** James stated the draft was available and Paul was working to incorporate a fully and partially funded version into the 2010 draft budget.

- I. POOL LIGHT FIXTURE PROPOSAL-** James reviewed a proposal to replace the pool recessed light fixtures. The Board asked James to hold until 2009 expenses were better understood.
- J. CALENDAR OF EVENTS/BUDGET PREP-** James asked the Board to review the final calendar of events for inclusion in the 2010 draft budget mailing. Lynn pointed out a spelling error “stand pipes”, James agreed to fix.
- K. LIGHTNING DAMAGE UPDATE- SIMPLEX GRINNELL-** James reviewed the damage invoices from Simplex Grinnell to repair damaged components.
- L. BOAT LIFT REQUESTS-** Peter agreed that a survey of the membership is needed in which we share the pros and cons. James agreed to work on possible capital expenses associated with the project.
- M. SINCLAIR ELECTRICAL ENGINEERING-** Peter made a motion to accept the proposal from Sinclair engineering. Terry seconded and the motion passed unanimously.
- VI. COMMITTEE UPDATES-** A party was scheduled in coordination with the November 18th budget meeting. More information would follow.
- VII. OPEN FORUM**
- VIII. ADJOURNMENT-** Terry made a motion to adjourn, seconded by Peter and unanimously approved.