

ANCHORAGE AT JONATHAN'S LANDING CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING WEDNESDAY, MARCH 25, 2009

MINUTES

- I. DETERMINATION OF QUORUM- Marilyn Mclean, Lynn Griscom, Terry Douglas, Peter Bayer, Jack Walsh, Paul Maloy, and Arthur Troast were present and represented a quorum.
- II. CALL TO ORDER- Peter called the emergency meeting to order at 3:00pm.
- III. APPROVAL OF PREVIOUS BOARD MEETING MINUTES- Terry Douglas made a motion to accept as presented. Lynn seconded and the motion passed unanimously.
- IV. FINANCIAL REPORT- Paul Maloy mentioned the need to close the Hurricane account. Paul also stated the association is in sound financial shape. The needed repairs to the seawall and pool deck will come from Reserves.
- V. COMMITTEE UPDATES- The party would go on as scheduled. The party would be moved to the pool area parking lot.
- VI. UNFINISHED BUSINESS
 1. BAY STREET MAINTENANCE- Paul and Peter met with Bayhead and discussed needed repairs. Craig Tart was to meet with a Bayhead representative to go over his proposal. (Mike Lano)
 2. PHONES- One of the two new elevator phone lines has been installed. The other will be scheduled soon and Express Elevator will set up the dialers before the ring-down is cancelled.
 3. BOLLARD INSTALLATION- it was agreed the bollard installation would wait until after the seawall repair.
 4. PRESSURE CLEANING- the semiannual chemical cleaning of the stamped concrete on the 2nd floors was completed by M & H pressure cleaning. CleanSource continues with the catwalk cleaning monthly.
 5. DIGITAL CHECK AUTHORIZATION- Paul, Peter, Jack, and Marilyn were to be the only digital authorized signers. James was to get needed signature cards.
 6. SEALY V ANCHORAGE- no update at time of meeting.

7. **DOCK SEALING SCHEDULE-** This was agreed to be a summer 2009 project. James agreed to get 2 proposal with the scope of work to include application by brush.
8. **UTILITY SHED REBUILD UPDATE-** This will be included in the seawall electrical proposal
9. **RESERVE STUDY UPDATE-** Tony is still waiting on information from James to finalize his report.

VII. NEW BUSINESS

1. **UTILITY TILE REPAIRS/REPLACEMENT-** Matt Imse would be proposing replacement tile installation.
2. **PERMIT ISSUE UPDATE/CHALAIRE INVOICE-** The permit issue with Palm Beach county was 100% satisfied according to Mike Dunam with Trimark. Chalaire was involved and it was agreed that Chalaire's last invoice should be paid with a general release in that no outstanding invoices exist.
3. **PETER RENE UPDATE-** The 3 year contract with Peter Rene was executed. Peter had filed for extension and Bristol had arranged payment of estimated taxes.
4. **HARVEY SETTLEMENT UPDATE-** the settlement was reached and releases were received by Bristol. Harvey's boat would be removed by April 2nd, 2009.
5. **FORECLOSURE UPDATE-** Bristol noted that a foreclosure notice was received for Mr. Young. James was instructed to forward copy to Liz Bonan and Arthur Troast for review.
6. **FIRE SYSTEM MAINTENANCE AGREEMENTS-** Lynn voted to approve Simplex Grinnel's proposal. Paul seconded and the motion passed unanimously.
7. **HORIZON PROPOSAL-**It was agreed that negotiations were needed with horizon before an increase in annual contract was approved. Marilyn made a motion to accept their landscape replacement contract. Paul seconded and the motion passed unanimously.
8. **FIRE LINE/SEAWALL EMERGENCY-** James reviewed the situation with the fire line resulting in damage to the seawall. The wash out over the years resulted in a concrete "anchor" to drop on the connection of the docks into the main fire line. The resulting loss of pressure resulted in the fire pump to be activated and 30,000 gallons of water built up behind the seawall, causing damage. James recommended the pool be closed until the engineer could review. Paul made a motion to close the pool and ask Waterbend for the use for residents. Lynn seconded and the motion passed unanimously. Peter made a motion to contact and use a marine engineer to look at the pool and whether any of the boats are in danger of damage. Paul seconded and the motion passed unanimously. Arthur made a motion to seek legal advice on what the board's liability was with the

fire suppression system being down from the damage. Jack seconded and the motion passed unanimously. Arthur and James were to contact Liz Bonan. It was agreed that the request to “Condo Doctor” needed to be a demand. James agreed to handle. It was discussed and James agreed to research the idea of separating the dock fire suppression system from the fire pump line to prevent damage in the future. James also agreed to look into the need for dock fire suppression all together.

VIII. Open Forum- Lynn Griscom wanted to have a form made for anytime a vendor was in someone’s unit. She agreed to work on a template. Lynn also mentioned the owners manual and it was agreed that James should deliver immediately.

IX. ADJOURNMENT- Lynn made a motion to adjourn. Marilyn seconded and the motion passed unanimously.