

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
August 30, 2007 – 7:30 PM

Present: Karen Walsh, Director
Carmella Smith, President
Vera Stewart, Bristol Management
Robert Lynn, Vice President

Meeting was called to order at 7:34 pm and a quorum was established with Robert Lynn, Karen Walsh and Carmella Smith present.

Approval of Minutes from Previous Board Meeting: Carmella Smith motioned to accept the minutes of July 26, 2007, seconded by Karen Walsh and agreed unanimously.

Financials: Vera was asked to confirm where the Reserve Interest was allocated. A motion was presented by Robert Lynn to accept the financials for July 2007, seconded by Carmella Smith and agreed unanimously.

Old Business: **Fencing:** Chain link fence by school was permitted by the Town and installed with no delays. The Town would not approve a permit on a 6 ft. fence at compactor. They would approve the gate installation at the steps and at the top of the handicap ramp, which the Board felt that would be more of a liability and wouldn't solve the trash issue. Robert Lynn volunteered to go to the Town to discuss the permit and make the inspector aware of what our needs are. Vera to accompany.

Accordion Shutter Presentation: Shutter presentation was made by Master Care, Rolladen and Gulf Stream. It was recommended to get proposals from at least two of the companies for bulk installation, i.e. 10% to 25% of the property depending on the % of home owners interested in accordion shutters. Carmella Smith motioned to approve white accordion shutters, seconded by Hal Stankard.

Fitness Center Treadmill: As Vera confirmed the warranty for the treadmill had expired, three proposals were reviewed to either repair current treadmill or replace with new treadmill. A motion was presented by Carmella Smith to have current treadmill repaired with one year labor on parts only for \$925, seconded by Karen Walsh and agreed unanimously.

Bldg. 14 Exterior Doors: Vera informed the Board she had contacted Marcus Hanslip regarding the removal of the doors. He thought he remembered just damaged doors to be removed but he would look into it.

A/C Maintenance Contract: Vera informed the Board she was still gathering proposals and would have three for next meeting.

Building Addresses: Due to the building addresses high and errors in deliveries, Vera was asked to get proposals for addresses to be installed at the ends of the buildings.

New Business: **Newsletter:** The newsletter was reviewed and a motion was made Robert Lynn to approve the newsletter to be mailed with quarterly statements, seconded by Carmella Smith and passed with all in favor.

Termite Warranty: Vera informed the Board the Termite warranty was expiring October 31, 2007. Vera was asked to get another proposal.

Budget Season: Budget preparation was discussed and Bob Lynn suggested a budget committee be formed and asked for volunteers. John Armstrong volunteered.

Building Paint: Vera was asked to check into the warranty on the building paint as it is discoloring in different section the buildings.

Building Maintenance: The Board requested a new pressure cleaning schedule and discussed the rotting door frames and plan budget for upcoming repairs. This is not considered regular maintenance under the current job description. Vera advised the Board it was a good time to review the job description for any changes due to budget preparations.

Motion to adjourn made by Carmella Smith, seconded by Robert Lynn and passed with all in favor. The meeting adjourned at 8:35 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Vera Stewart".

Vera Stewart