

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
September 27, 2007 – 7:00 PM

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

Hal Stankard, Treasurer
Robert Lynn, Vice President

Meeting was called to order at 7:04 pm and a quorum was established with Robert Lynn, Karen Walsh, Hal Stankard and Carmella Smith present. Also attending meeting, Don Brady with RV Johnson Insurance Agency.

Approval of Minutes from Previous Board Meeting: Karen Walsh motioned to accept the minutes of August 30, 2007, seconded by Carmella Smith and agreed unanimously.

Financials: Vera informed the Board a percentage of the Reserve Interest was allocated to each Reserve account, as instructed in writing from Ben Taylor, the previous President. Bob instructed to move some of the expenses from Reserves to Operational. A motion was presented by Robert Lynn to accept the financials for August 2007, seconded by Karen Walsh and agreed unanimously.

Old Business: **Fencing:** The 6 ft. compactor fence has still not been approved by the Town. Vera informed the Board that Steve Inglis is now involved and is in contact with the Town.

Accordion Shutter: Vera updated the Board Members on the status of getting standardized pricing on accordion shutters. Bill with Master Care is in the process of putting a package together, however, he needs access to each floor plan for measuring purposes. Vera advised the Members to call Bill if they would allow him to measure or if they were interested in more information regarding accordion shutters.

Bldg. 14 Exterior Doors: There was no further information gathered to date and Vera informed the Board she was still working on it.

A/C Maintenance Contract: The proposals for shared line A/C Maintenance program were reviewed. A motion was presented by Robert Lynn to accept Alford Air to clean lines out twice a year for \$2240, seconded by Carmella and agreed unanimously.

Building Addresses: Due to the building addresses high and errors in deliveries, A motion was presented to accept the proposal from B & D Graphics for address installation at ends of buildings by Robert Lynn, seconded by Karen Walsh and agreed unanimously.

Termite Warranty: The initial five year contract for the Termite warranty was expiring October 31, 2007. As this was a non budgeted item of \$14,000, the Board instructed Vera to inquire about deferring the payment to 2008 so it could be budgeted for since there was such short notification.

New Business: **Insurance Update:** Don Brady with R V Johnson spoke to the Members regarding a new insurance alternative rather than Citizens. The new insurance is American Coastal and could mean premiums of 10% to 15% less than the current cost.

Fitness Center Maintenance Contract: A motion was made by Carmella Smith to accept preventative maintenance program with Fitness Services of Florida, Inc. for Fitness equipment, seconded by Robert Lynn and agreed unanimously. Annual cost, \$958.50.

Mulch: Mulch to be installed the beginning of November after Hurricane season. A motion was made by Karen Walsh to accept the proposal for Mulch installation by Generation Green, seconded by Robert Lynn and agreed unanimously.

Building Maintenance: The Board was furnished with 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. Karen asked that watering the plants in front of the clubhouse be added to current job description. Members requested the buildings be blown out more often. Vera was informed of some lights out. Vera was instructed have motion sensor light installed at compactor. Robert requested Rory with Air Plus continue to attend meetings to discuss concerns as they arise.

Motion to adjourn made by Carmella Smith, seconded by Robert Lynn and passed with all in favor. The meeting adjourned at 8:05 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'V. Stewart', written in a cursive style.

Vera Stewart, LCAM