

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
July 26, 2007 – 7:00 PM

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

Meeting was called to order at 8:10 pm and a quorum was established with Robert Lynn, Karen Walsh, Hal Stankard and Carmella Smith present.

Approval of Minutes from Previous Board Meeting: Robert Lynn motioned to accept the minutes of June 21, 2007, seconded by Carmella Smith and agreed unanimously.

Financials: A motion was presented by Carmella Smith to accept the financials for June 2007, seconded by Robert Lynn and agreed unanimously.

Old Business: **Website:** Further discussion on choosing a website was postponed until Bill's return.

Fencing: Proposals for a 6 ft. fence around compactor and a 4 ft. black vinyl chain link fence to eliminate pathway between bldg. 17 and the elementary school was presented. A motion was made by Robert Lynn to accept Fence Crafters, Inc. proposal at \$7745. It was seconded by Carmella Smith and agreed unanimously.

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.

New Business: **224 Murcia Courtyard Doors:** Vera discussed home owner complaint about the noisy courtyard doors left on the building. All other courtyard doors were removed by Wood Partners and the Board was under the impression that meant all doors had been removed. It was requested Vera contact Wood Partners regarding this building.

Home owner concerns, shrubs between bldg. 1 and elementary: Vera addressed home owner concerns regarding rodents and snakes inhabiting large shrub area. It was advised the beds be cleaned out underneath.

Fitness Center: Two proposals were reviewed for a new treadmill. Vera explained she was still waiting on information from the company that furnished the original equipment to verify warranty information.

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

Respectfully submitted,

Vera Stewart