

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
November 29, 2007 – 7:00 PM

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

Meeting was called to order at 7:00 pm and a quorum was established with Karen Walsh, Hal Stankard and Carmella Smith present.

Approval of Minutes from Previous Board Meeting: Carmella Smith motioned to accept the minutes of September 27, 2007,(there was no quorum in October) seconded by Karen Walsh and agreed unanimously.

Financials: September and October 2007 Financials were reviewed. Year to date income is a positive \$9,264.71 with year to date expenses under by \$26,086.13. bringing year to date net income to \$35,350.54.
A motion was presented by Karen Walsh to accept the financials for September and October 2007, seconded by Carmella Smith and agreed unanimously.

Old Business: **Fencing:** The 6 ft. compactor fence has still not been approved by the Town. Vera has contacted various town council members as recommended by Steve Inglis and is awaiting a response. Vera informed the Board Steve Inglis had met Wendy Harrison at Somerset at the compactor to visually explain what is needed.

Building Addresses: Vera informed the Board the installation of additional building addresses had been completed.

Budget Season: Vera informed the Board of the time constraint for the proposed 2008 budget to be reviewed and approved for mailing. The Board agreed to review and approve for mailing by email no later than December 3, 2007.

New Business: **Building Maintenance:** The maintenance of the common areas was reviewed. Several homeowners stated the overall cleanliness of the grounds have improved. Some areas requiring more attention were the fitness center cleaned more often, hallways blown regularly and a new pressure cleaning schedule. Work orders submitted were balance fitness center ceiling fans, adjust compactor door hinges, clean compactor door and mat more often and treat playground for ants. Also homeowner reported some damaged roof tile to 826 Dakota, #105

Work Order History: Vera furnished the Board with the work order history from August 30 thru November 26 consisting of 15 work orders.

Exterior Building Pest Control: The Orkin proposal was reviewed. Carmella Smith made a motion to accept proposal with Orkin and sign contract, seconded by Karen Walsh and passed with all in favor.

Architectural Request: Allison Hollander at 276 Murcia submitted a request to install hurricane shutters which was approved.

Motion to adjourn made by Carmella Smith, seconded by Karen Walsh and passed with all in favor. The meeting adjourned at 7:45 PM.

Respectfully submitted,

Vera Stewart, LCAM