

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
Thursday, July 10, 2008 – 7:00 PM

Present: Carmella Smith, Vice President Eleanor Shay, Treasurer
John Armstrong, President William Thomas, Secretary, via con. call
Vera Stewart, Bristol Management Robert Lynn, Director

Meeting was called to order at 7:04 pm and a quorum was established with John Armstrong, Eleanor Shay, Robert Lynn, William Thomas via conference call and Carmella Smith present. Also attending, Stephen Sinclair of Sinclair Engineering Co.

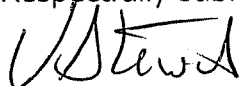
Presentation of Engineer Report – Bldg. 13: John Armstrong introduced Stephen Sinclair who explained his recommendations submitted in his report. He answered any questions from the Members. John informed the Board of approving the cost of \$150 plus mileage for Stephen to attend the meeting. Carmella motioned to approve the expense, seconded by Eleanor and agreed by all but Robert Lynn. John motioned to approve and use the engineer report, seconded by Eleanor and approved unanimously. Vera was instructed to send engineer report to Colette's attorney and to the association insurance, however, not to the developer yet and the 5 year dead line is December 2009. John expressed the importance of keeping all informed, communication being the key.

Repair and Paint Contracts – Bldg. 13: Vera is to collect three proposals from restoration contractors based on the engineer's report for 13-202 first. The Board's concern is to ensure the work is done right and timely to get homeowner back in her home. John also requested Vera to get a price on a moisture test to the building.

Playground Mulch: Two proposals for playground mulch were reviewed. Generation Green, 160 bags for \$600. Air Plus, 160 bags for \$550. John motioned to accept the proposal submitted by Air Plus, seconded by Carmella and agreed unanimously.

A motion to adjourn was made by John Armstrong, seconded by Carmella Smith and passed with all in favor. The meeting adjourned at 8:22 PM.

Respectfully submitted,



Vera Stewart, LCAM

For and on behalf of the Board of Directors