

**BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION**

**Location: Clubhouse
Meeting of the Board
Thursday, June 26, 2008 – 7:00 PM**

Present: Eleanor Shay, Treasurer
John Armstrong, President William Thomas, Secretary, via con. call
Debra Ortiz, Bristol Management Robert Lynn, Director

Meeting was called to order at 7:05 pm and a quorum was established with John Armstrong, Eleanor Shay, Robert Lynn, William Thomas via conference call.

Approval of Minutes from Previous Board Meeting: John Armstrong motioned to accept the Minutes of May 1, 2008 seconded by Eleanor Shay and agreed unanimously.

Financials: May 2008 Financials were reviewed. Year to date Income through May is under budget by \$6,338.29, while expenses were over by \$1,645.09. This is due to the Landscape Upgrade of \$21,000 that will balance out year end, also over in Misc. Maintenance due to necessary repairs to bldg. 13. This brings the net income a negative \$7,983.83. A motion was presented by John Armstrong to accept the Financials for May 2008, seconded by Eleanor Shay and agreed unanimously.

Old Business:

Engineer Report – Bldg. 13: John Armstrong reported to the Members he had been in contact with Steve Sinclair of Sinclair Engineering, and that the report will be completed within the following week and a special meeting will then be scheduled.

Status of Paint Contractor Selection: Selection is tabled until the engineer report is completed and reviewed, however, it was requested to get proposals using other paints such as Sherwin Williams.

Insurance Coverage – Philadelphia – Bldg. 13: No new information to date. Vera is to follow up.

Status of Developer Response to Bldg. 13: To date there has been no response from the Developer other than their attorney will respond to Colette Gerard's attorney.

Recycle Proposal: Tabled for the next meeting.

Status of US Mold – garage, bldg 13: The leak from the a/c line has been repaired. No further work had been approved.

Status of Web Site Updates: John requested the Intent to Run form be added to Somerset web site.

Board of Directors Activities Schedule: John reviewed the annual Directors Activity Schedule to be used as a guide. John Armstrong made a motion to accept the schedule, seconded by Eleanor and agreed unanimously.

Mildew on North Facing Bldg. Balconies – Balcony Restrictions: The second and third floor mildewed patios are to be cleaned when bldgs. are pressure cleaned and it was recommended homeowners be reminded of what is allowed on patios.

Clubhouse & Pool: The two remaining pool rule signs were installed on the gates and gate hinges had been replaced for stronger ones. Hedges were trimmed to open pool area. Vera is to order smaller signs for gates stating "Gates to remain closed at all times." John informed the Board he met with Rory/Air Plus and he will submit a proposal for the a/c work in the Fitness Room to make it more efficient. A sign with fitness center rules was recommended stating age at 16 yrs and older.

Legal Opinion – Baker Act: Gary Fields confirmed the Baker Act, which is drastic, would be the quickest option to remove some one from the development who is a possible threat. Any other steps the Association would take to remove or keep a person that is a "nuisance" from the development would be a much slower, drawn out process. The Members were urged to file a police report whenever incidences occur.

Playground Mulch: The two proposals were reviewed but tabled to inquire on the cost of rubber mulch.

Status of Relocation o Unit Numbers on Bldgs. 2,3,13,14: The Members were informed the unit numbers to the 4 buildings were relocated.

New Business:

Newsletter Update: Maureen is working on the quarterly newsletter and also volunteered to update the clubhouse entry flower arrangement which would cost approx. \$75. John motioned to approve the expense, seconded by Eleanor and agreed unanimously.

Hurricane Work Authorization: Tabled for the next meeting.

Monthly Work Order Report: John created an excel spread sheet requesting it be completed and submitted monthly.

Contracts: John informed the Board many of the contracts are now on a month to month basis and will be reviewed for renewal.

Estimate to Relocate Two Trees Blocking Stop Signs on Galicia: John requested Vera to get a price from Generation Green to relocate the two trees.

Reset Bldg. Timers: John asked a work order be submitted as some of the bldg lights were coming on too early.

Crime Watch Presentation: The Members were informed the members that a representative of the Town of Jupiter is scheduled to speak at the next Board meeting.

Misc. Items: Status on one golf cart pickup, furnish update on foreclosures from attorney. John motioned to negotiate payments that are under foreclosure, seconded by Robert Lynn and agreed unanimously. A request was made to submit a work order to repair garbage disposal in clubhouse kitchen. John informed the Members the audit has not been completed but was approved to be performed June 11, 2008.

Next Board Meeting: July 31, 2008.

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:29 PM.

Respectfully submitted,


Vera Stewart, LCAM

For and on behalf of the Board of Directors