

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
Thursday, May 29, 2008 – 7:00 PM

Present: Carmella Smith, Vice President Eleanor Shay, Treasurer
 John Armstrong, President William Thomas, Secretary, via
 Vera Stewart, Bristol Management conference call

Meeting was called to order at 7:00 pm and a quorum was established with John Armstrong, Eleanor Shay, William Thomas via conference call and Carmella Smith present.

Meeting Protocol: Carmella Smith motioned to accept the Meeting Protocol created by John Armstrong, seconded by Eleanor Shay and agreed unanimously.

Approval of Minutes from Previous Board Meeting: Eleanor Shay motioned to accept the Minutes of May 1, 2008 seconded by Carmella Smith and agreed unanimously. Vera was instructed to hand deliver the meeting packages 48 hours prior to each meeting.

Financials: April 2008 Financials were reviewed. Year to date Income through April is under budget by \$2,726.54, while expenses were over by \$21,720.11. 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 \$14,292. A motion was presented by John Armstrong to accept the Financials for April 2008, seconded by Eleanor Shay and agreed unanimously.

Old Business: **Insurance Coverage – Philadelphia – Bldg. 13:** Vera informed the Board that a new adjuster had taken over and do not have any information to date.

Recycle Proposal: Vera was asked to get two proposals for recycling area at compactor area.

Repair Mailbox Area: The parcel mailbox and mailbox 70 had been repaired.

Mildew/Dirt from B/02 Balconies: The second and third floor mildewed patios are to be cleaned by Friday.

Clubhouse & Pool: Vera to order two more pool rules signs for the gates and to have gates maintained to ensure they are closing and locking. Vera was asked to order additional signs stating By Law, gates must be kept closed.

Arch Request: The Arch request for accordion shutters submitted by 225 Murcia #101 was approved.

Letter to Lighthouse School: John Armstrong furnished to the Board the letter he delivered to the Principle regarding unsupervised students during recess.

New Business: **Construction Engineer for Building 13:** Inspection scheduled for Tuesday, June 3, 9 AM.

Status of Paint Contractor: Postponed until engineer report is completed.

Relocate Unit Numbers/Bldgs 2, 3, 13, 14: John Armstrong instructed Vera to create a work order to have the unit number plaques relocated to the front of the 4 mentioned buildings so they are easier to view.

Trash Left Out Side Units: John informed the Members of the problems created by trash bags being left just out side doors and requested that Vera be called with specific addresses when this is being done so she can contact the violators.

Playground – Mulch: Vera was asked to have the playground mulch leveled and to get a proposal for additional mulch.

Architectural Review Form: Eleanor Shay motioned to accept the Arch form created by John Armstrong as the standard form, seconded by Carmella Smith and agreed unanimously.

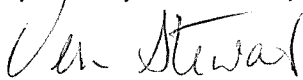
Irrigation Contract: John informed the Board the current contract with Treasure Coast Irrigation does not include regular wet tests. Vera was asked to review all contract expiration dates, to renew expired contracts which will include a contract cover letter which will note insurance coverage.

Misc. Items: Vera was asked to replace missing pool umbrella, to have hedges around pool trimmed down for safety reasons and get a legal opinion on Association rights

Next Board Meeting: June 26, 2008.

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:10 PM.

Respectfully submitted,



Vera Stewart, LCAM

For and on behalf of the Board of Directors

Delivered 6/24/08