

BOARD MEETING MINUTES
SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION
Location: Clubhouse
Meeting of the Board
Thursday, May 1, 2008 – 7:00 PM

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

Meeting was called to order at 6:59 pm and a quorum was established with Robert Lynn, Karen Walsh and Carmella Smith present.

Election of Officers: The 2008 Board Members are John Armstrong, President for 2 years. John's contact information is 561-324-2041. Email: Arm22150@aol.com. Carmella Smith, Vice President for 1 year, Eleanor Shay, Treasurer for 2 years, William Thomas, Secretary, for 1 year and Robert Lynn, Director, for 1 year.

Approval of Minutes from Previous Board Meeting: Carmella Smith motioned to accept the minutes of February 28, 2008 seconded by John Armstrong and agreed unanimously.

Financials: March 2008 Financials were reviewed. Year to date Income though March is under budget by \$2808.34, while expenses were over by \$12,962.79. 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 \$15,765.13. A motion was presented by John Armstrong to accept the financials for March 2008, seconded by Carmella Smith and agreed unanimously.

Old Business: **Compactor Fencing:** It was decided to postpone decision of the compactor fence until other alternatives can be reviewed.

Recycle Proposal: Vera was asked to get prices on recycling containers.

Repair Mailbox Area: The parcel mailbox and mailbox 70: needing repair as well as concrete breaking away around the boxes.

New Business: **Painting/Sealing of Building 13:** There was discussion concerning the cracks in the building and the negative slope in places on the landings. The Board agreed in order to ensure all faults can be addressed they requested Bristol obtain proposals from structural engineers for just bldg. 13. A Special Members Meeting will be scheduled for Mid May to review and make a decision.

Pool: Vera updated the Board on the annual pool inspection and the only item noted was to replace rope on frayed life ring. Vera was asked to repair or replace the gate hinges and to instruct Air Plus to replace clock that was broken while cleaning and staining the trellis. Vera is still needing to order 2 pool rules signs for the other gates.

Member Meeting by Phone: Vera informed the new Board Members about disconnecting the phone lines a year ago in the office to save on the phone expense as there was long distance expense appearing on the bills and there was no longer a need as no one offices on site. John Armstrong's concern was having the ability for out of town Board Members to conference call in. It was agreed to attempt to conference call in by cell phone to save on the installation and phone line expense.

Start Budget Review: John informed the Members he would like to start the 2009 budget review sooner to review and improve the budget coding. Vera was asked to set up a meeting with the Bristol accountant so Jim and Eleanor can gain a thorough knowledge of the financials.

Lending Library Shelving: Eleanor informed the Members of the additional shelving needed for the lending library. John volunteered to install the shelving. A motion was presented by Eleanor to purchase and install the additional shelving, seconded by John and agreed unanimously.

Motion to adjourn made by John Armstrong, seconded by Robert Lynn and passed with all in favor. The meeting adjourned at 8:45 PM.

Respectfully submitted,

Vera Stewart, LCAM
For and on behalf of the Board of Directors

Emailed 5/27/08