

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: NOVEMBER 20, 2008

PRESENT: Eleanor Shay, Treasurer
John Armstrong, President
Debbie Ortiz, Bristol Management

William Thomas, Secretary, via con. call
Robert Lynn, Director
Carmella Smith

ABSENT: Vera Stewart, LCAM

Meeting called to order at 7:01 pm and a quorum was established with John Armstrong, William Thomas, via conference call, Eleanor Shay, Carmella Smith and Robert Lynn.

Approval of Minutes from Previous Board Meeting: October 30, 2008 READ, MOTION TO ACCEPT BY: Robert Lynn, Director SECONDED BY: Eleanor Shay, Treasurer TO APPROVE. ALL IN FAVOR: Yes

Financials: October 2008 Financials were reviewed and accepted. Year to date Income through October is under budget by \$5,615.11, while year to date expenses were under budget by \$10,361.59. This is due to a decrease in insurance and under in expenses for the Town of Jupiter-Bldg. Water by \$11,400.41. Over in Misc. Maintenance due to necessary repairs to bldg. 13. Year to date net income is a negative \$1,979.32. A motion was presented by Eleanor Shay to accept the Financials for October 2008, seconded by Robert Lynn and agreed unanimously.

Grounds and Irrigation: The monthly irrigation report was submitted by Treasure Coast. The tree rings through out Somerset were enclosed with new sod and irrigation lines buried.

Architectural Request: Dawn Nemeckay, 276 Murcia Dr. #210, Hurricane Shutters.

Work Order Report: The report from 10/30/08 thru 11/11/08 was reviewed. There were 7 work orders generated with 1 open.

Old Business:

Status of Bldg. 13 – Completed 12/2/08. A **motion** to approve the additional work of \$9,212 by Eleanor Shay, seconded by Bill Thomas and agreed unanimously.

Status of umbrella cover- To be ordered

Status of Contracts renewal (Crosswalks, Club A/C & Air Plus) - New Contract made for Air Plus and signed.

Neighborhood Safety & Security Discussion – No volunteers stepped up after newsletter request.

Status process to Monitor and Record Site activities with cameras – **John met with Tammie regarding to better understand the camera operations. The current system does not give a clear picture for proper identification. Further discussion necessary to clarify wants and needs to confirm if the system should be upgraded. For next meeting, Carmella and Bob would like to attend.**

Status of Maintenance Bldg exhaust fan- **Fan not replaced to date.**

Status of A/C window unit 145 Galicia #203- **Window unit must be removed. Vera instructed to give final warning.**

Status of Club Rental Agreement- **Tabled until January meeting.**

Status of additional Modifications- Bldg. 13- Roof work- \$3,900. **Eleanor Shay motioned to approve the cost of roof repairs, seconded by Carmella Smith and agreed unanimously.**
Motion to increase all application fees- tabled until Bob Thomas reviews the By-Laws.
Motion to authorize President or Vice President, in the absence of the President, to expend up to \$5,000 for emergencies or immediate repairs to Association assets, the expenditures would require a vote of approval at the next Board meeting.- Tabled until next Board meeting.

New Business:

News letter Update: **Newsletter submitted and will be mailed along with the first quarter statements.**

Motion to select CPA for 2008 Audit –Eleanor motioned to accept Hafer & Co. which was seconded by Carmella and agreed unanimously.

Compactor hinge welding or new door- **Work order submitted 11/17 and now completed.**

Directory Completion Date- **12/31/08, alphabetical by street to the Board.**

Email utilized for all notices where available-**It was suggested to utilize the newsletter for this as well.**

Association Insurance Coverage-Wind/Hurricane and legal opinion on law change-**Vera to check Wind Coverage.**

Pool Safety- Investigate hiring guard for weekends- Modify rear gate- **Tabled**

Bldg.13 –Proposal for column repair outstanding.

Further Infrared Testing of Units – **On hold since 9/10/08.**

Rules & Regulations Updated for activities on Signs, Pool Rules and Open Common Areas-**William Thomas to review and update at February Board Meeting.**

Date of First Notice for Annual Meeting- **First Notice to be mailed January 26, 2009.**

Holiday hours- Vacation – **Vera informed the Board of Bristol's holiday hours and that Vera would be on vacation the week of Thanksgiving.**

Next Board Meeting: January 29, 2009. (No Meeting in December 2008)

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:35 PM.

Respectfully submitted,


Vera Stewart, LCAM

For and on behalf of the Board of Directors

Minutes completed by Debra Ortiz

Emailed 1/26