

**BOARD MEETING MINUTES**  
**SOMERSET @ ABACOA CONDOMINIUM ASSOCIATION**  
**Location: Clubhouse**  
**Meeting of the Board**  
**Thursday, September 25, 2008 – 7:00 PM**

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

Meeting was called to order at 7:03 pm and a quorum was established with John Armstrong, William Thomas, via conference call, Eleanor Shay, Carmella Smith and Robert Lynn. Special guest, representing the Town of Jupiter, was Bob Friedman.

**Blue Star Infrared Test Report – Bldg. 13:** John reported further testing was performed on the windows and 3 out of the 4 windows were still defective. Also, testing was performed on the columns which confirmed extensive water intrusion.

**Approval of Minutes from Previous Board Meeting:** Eleanor Shay motioned to accept the Minutes of August 28, 2008 with the addition of the Work Order Report, which was seconded by John Armstrong and agreed unanimously.

**Financials:** August 2008 Financials were reviewed. Year to date Income through August is under budget by \$6,579.60, while year to date expenses were under budget by \$9,321.22. This is due to a decrease in insurance and under in expenses for the Town of Jupiter-Bldg. Water by \$5,073.29. Over in Misc. Maintenance due to necessary repairs to bldg. 13. A separate account has now been created for bldg. 13 expenses for better tracking. Year to date net income is a positive \$2,741.62. A motion was presented by John Armstrong to accept the Financials for August 2008, seconded by Eleanor Shay and agreed unanimously.

**Grounds and Irrigation:** The monthly irrigation report was submitted by Treasure Coast.

**Architectural Request:** None

**Work Order Report:** The report from 8/16 thru 9/25 was reviewed. There were 28 work orders generated with 4 open.

**Old Business:**

**Town of Jupiter Spokesperson – Road Status:** Bob Friedman was invited by John Armstrong to inform the Members on the responsibility of the roads and to confirm Murcia is to be maintained by the Town and which are maintained by the Association.

**Insurance Coverage – Philadelphia – Bldg. 13:** Written denial by email.

**Status of Restoration - Bldg. 13 – 202:** Contractor schedule was reviewed and time frame extended due to continued infrared testing through Blue Star.

**Recycle Platform:** The platform is now complete.

**Status of Pool Chair Repairs:** Two lounges in for repair to be delivered the following week with another company picking up the remaining 10 for repairs.

**Status of New Lease Process for Delinquent Owner:** The lease has now been revised stating rent would be paid to the Association if owner is delinquent. The owners turned over to the attorney would continue as is.

**Status Process to Monitor Site Activities:** Vera is to schedule Tammie with Complete Access to give a lesson on using the system.

**Status of Contracts to be Renewed for 2009:** John informed the Members all contracts were being reviewed as well as requesting proposals.

**A/C Condensation Lines. (Bldg. 2-3-13 & 14):** Alford Air will no longer be cleaning out the A/C lines. The Board agreed to reimburse John for his A/C repair.

**Neighborhood Safety & Security Discussion:** John encouraged involvement from the homeowners and again suggested the benefits of volunteers or building monitors and this was also in the newsletter going out with the statements. Just two home owners responded from the newsletter.

**Establish Line Item for Bldg. 13 Expenses:** Vera informed the Board a separate line item will be reflected in the August financials.

### **New Business:**

**Newsletter Update:** Maureen will be submitting the quarterly newsletter to be mailed with the billing statements.

**Accept Proposed 2009 Budget:** The Board and the Budget Committee reviewed the proposed 2009 budget with the Members.

John motioned to accept and mail the proposed budget with a budget meeting date, which requires a 14 day notice. This was seconded by Eleanor Shay and agreed unanimously.


**Bids for 2009 Budget Preparation:** Vera is in the process of requesting proposals for the grounds, irrigation, Maintenance, A/C drain lines. All contracts will continue to have a 30 day out.

**Pool Safety:** Pool safety was once again brought up and it was recommended again homeowners should volunteer to monitor the pool on the weekends. There were just two volunteers who responded from the newsletter.

**Next Board Meeting:** October 30, 2008.

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:40 PM.

Respectfully submitted,

  
Vera Stewart, LCAM

For and on behalf of the Board of Directors

Emailed 10/30 10:43 PM