SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: DECEMBER 16, 2009

SPECIAL MEETING – DEVCON SECURITY CONTRACT

PRESENT: William Thomas, Secretary — Robert Lynn, Director
John Armstrong, President — Eleanor Shay, Treasurer
From Bristol, Vera Stewart, LCAM — Carmella Smith, Vice President

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

Also attending from Devcon Security were Janett McMillan and Bari Siegall.

Unit Security System

Present active unit systems: The Board voiced their frustration on requesting the number of the actual units being monitored and to date have not received this information.

New Contract Term: The Board requested a new contract based on Gary Field's recommendations and to date, have not received with all requested revisions.

Requested 30 or 60 day cancelation clause: This was denied by Devcon.

Terms of Cancelation – Month to month service and present hardware ownership:
The Board requested written confirmation regarding going month to month during transition. It was confirmed the present hardware was owned by the Association.

Fire Alarm System

Contract End Date – 12/15/2010

Itemized cost to bring system up to standard – NEMA box & Electrical box, every module, wire and connection repair as needed, repair or replace the seal tight on all buildings and create a wiring diagram of system. This was requested from Devcon.

Select a committee of two or three to interview and acquire detail specifications for bid on the unit security system and on the fire alarm system to maintain systems that meet required standards.
The committee consists of William Thomas, Robert Lynn and Robert Dalie. The committee is to report back to the Board with their recommendations no later than January 25, 2010

Next Board Meeting: January 28, 2010

Motion to adjourn made by John Armstrong, seconded by Carmella Smith and passed with all in favor. The meeting adjourned at 8:15 PM.

Respectfully submitted,

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