

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: SEPTEMBER 24, 2009

PRESENT: William Thomas, Secretary, via con. Call 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 via conference call, Carmella Smith, Robert Lynn and Eleanor Shay.

Approval of Minutes from Previous Board Meeting: August 27, 2009 meeting Minutes READ, MOTION TO ACCEPT, with one revision, BY: Carmella Smith, Vice President. SECONDED BY: Robert Lynn, Director TO APPROVE. ALL IN FAVOR: Yes.

Financials: August 2009 Financials were reviewed by Eleanor Shay. Year to date reflects two months of water collection, the billed special assessment and misc fees. Year to date expenses are over budget by \$118,377.09 due to building 13 expenses. 24 accounts currently turned over to the attorney. Vera furnished the Board with the homeowners currently on a payment plan. The Board requested the collection of the special assessment be on a separate report. A motion was presented by Eleanor Shay to accept the Financials for August 2009, seconded by Robert Lynn and agreed unanimously.

Grounds and Irrigation: Vera furnished the Board with July and August irrigation reports from Treasure Coast.

Architectural Request: No requests were submitted.

Work Order Report: The report from 8/26/2009 thru 9/17/2009 was reviewed. There were 12 work orders generated with 1 open.

Old Business:

Neighborhood Safety & Security Discussion – There were two volunteers from building 13 from the prior meeting with no new member volunteering to date. Warren Durbin, #109 and John Koepfel, #308.

Status of Rules and Regulations: Tabled for the October Meeting.

Vera is in the process of collecting bids for the replacement of the incandescent bulbs on the 21 lights in the parking areas for the 2010 budget.

Devcon Contract – Vera had distributed the Devcon proposal for the Board's review at the August meeting. The proposed contract is for 5 years and includes the repair of the damaged exterior boxes. John Armstrong requested Vera to inquire on a 10 year contract, add a 30 day notice clause and that there would be no charge for any needed repairs for the first two years.

Status of garage numbers associated with each unit – Vera furnished the Board with a report of the members who have called in with their garage numbers.

Status of bids for A/C drain proposal to locate and mark lines – Vera has received two proposals to date. This will be another item for 2010 budget.

On Hold – Frequently asked questions update.

Status of Receivership Order - Still gathering information. Vera to get legal opinion.

Retest Bldg. 13 – Infrared. Scheduled to be retested.

Status of both 558 filing against Wood Partners – They have requested all expenses incurred relating to faulty construction.

Start budget process – Eleanor stated the first meeting with the committee would consist of reviewing and assigning the volunteers to complete sections of the budget and acquire proposals. The committee members are Eleanor Shay, John Armstrong, Lorraine Diot, Eileen Michelbrick, Warren Burbin, John Koepfel, Frederico Rodriguez and Brent Weidenhamer.

Compactor – Vera was instructed to order 8"x10" instruction sign for compactor door as per sample furnished by John Armstrong.

List of Owners in Arrears with leases and process to implement: Vera to get legal opinion and talk to Steve Inglis.

New Business:

The next newsletter prepared by Maureen Armstrong was submitted and approved for mailing of the first quarter statements.

Vera furnished the Board with an alphabetical listing of the members.

Compactor emergency contact when unit fails. Vera informed the Board the contact number to Greenleaf was on the fact sheet.

A **motion** was made to obtain 3 bids for any expense over \$500 by Robert Lynn, seconded by Carmella Smith and agreed by all but John Armstrong.

Next Board Meeting: October 29, 2009

Motion to adjourn made by John Armstrong, seconded by Carmella Smith and passed with all in favor. The meeting adjourned at 8:29 PM.

Respectfully submitted,

Vera Stewart, LCAM

For and on behalf of the Board of Directors

Emailed 10/27/09