

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: JANUARY 29, 2009

PRESENT: Eleanor Shay, Treasurer
John Armstrong, President
From Bristol, Vera Stewart, LCAM

William Thomas, Secretary
Robert Lynn, Director

Also attending, Don Brady with RV Johnson Insurance and Rory with Air Plus.

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

Approval of Minutes from Previous Board Meeting: November 20, 2008 READ, MOTION TO ACCEPT BY: John Armstrong, President, SECONDED BY: Eleanor Shay, Treasurer TO APPROVE. ALL IN FAVOR: Yes

Financials: December 2008 Financials were reviewed and accepted. Year end Income was under budget by \$14,408.13 and year end expenses were over budget by \$8,380.20. There was a savings in insurance of \$46,499, also with the Town of Jupiter-Bldg. Water by \$7,088. Over budget in Misc. Maintenance due to necessary repairs to bldg. 13 with year end expense at \$56,837. A motion was presented by John Armstrong to accept the Financials for December 2008, seconded by Eleanor Shay and agreed unanimously.

Grounds and Irrigation: The monthly irrigation report was submitted. Vera was asked to submit work order to have potted plants looked at as some of them are doing well. Also, to treat flowers for pests around clubhouse and to allow hedge along school fence to grow taller.

Architectural Request: Approved request for exterior patio outlets at John Armstrong, 275 Murcia #102. Opinion on French doors, not discussed.

Work Order Report: The report from 11/18/08 thru 1/22/09 was reviewed. There were 26 work orders generated with 2 open.

Old Business:

Status of umbrella cover- To be ordered

Status of Contracts renewal (Crosswalks, Club A/C) It was discussed to table crosswalk repairs until later in the year. Rory, with Air Plus to supply proposal for Clubhouse A/C by February 26 Board meeting.

Neighborhood Safety & Security Discussion – No volunteers to date.

Status of security cameras – Vendor, Complete Access, to evaluate S/W. 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- One proposal submitted by Air Plus for \$1244.79. Bill and Eleanor recommended getting a second proposal.

Status of A/C window unit 145 Galicia #203- The window unit has been removed and Vera was instructed to get an A/C drain line maintenance proposal.

Status of Club Rental Agreement-Maureen furnished the Board with a revised form for review and suggestions. She stated she liked New Haven's format and asked Vera to bring their form to the February meeting.

Status of Annual meeting first notice mailing – Mailed January 26, 2009.

Motion to increase all application fees- **tabled until Bob Lynn 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.- **Motion made by John Armstrong, seconded by Eleanor Shay and agreed unanimously.**

New Business:

News letter Update: **Maureen will be asking for volunteers to be on the committee to amend the documents and will input the information regarding the importance of home owner insurance.**

Directory Completion Date- **Given to Maureen to review**

Association Insurance Coverage-Wind/Hurricane and legal opinion on law change-**Don Brady informed the members premiums continue to go down. He predicted Somerset to decrease by approximately \$35,000. State Farm at this point is cancelling every line of insurance with the exception of auto. Home owners will have plenty of time to get coverage. He talked about the importance of home owners having insurance. Not only does it protect the home owner, but the association, as well. He stated the association's responsibility is the "duty to inform". A/C units are now covered under the association for natural disasters only, not for maintenance. Appraisals are to be done every 36 months and Somerset is due June 2009.**

Pool Safety- Investigate hiring guard for weekends- Modify rear gate-**Vera to get proposals.**

Bill Thomas reported he reviewed all motions made on prior minutes and everything was in order.

Motion to support legislation – Mortgagee liability for Assessments. **John Armstrong motioned to accept, seconded by Eleanor and agreed unanimously.**

John recommended meetings with both Devcon and FPL in an effort to cut costs. **Vera to schedule.**

John confirmed all leases are to be a minimum of 7 months.

John asked for the members input regarding the safety and benefit of a 911 phone at pool and Vera is to inquire if there are any insurance benefits.

Motion to approve removal of meter doors, stucco and paint - **\$4,277.35 (8 double doors)** Bob motioned to accept proposal, seconded by Bill and agreed unanimously.

Motion requiring labor and material to be listed on all contracts & invoices – Eleanor motioned to accept, seconded by Bob and agreed unanimously.

B-13 Status of Inspections and legal process – John requested a conference call with the attorney. Further infrared testing of units on hold since 9/10/08.

Motion made by Bill to issue work order to complete column and wall work for \$59,983, seconded by Eleanor and agreed unanimously.

Motion made by Eleanor to issue work order to complete the roof repairs for \$11,253, seconded by Bill and approved unanimously.

Motion made by Bill to approve new permit for stucco and column repairs for \$1,542, seconded by Eleanor and agreed unanimously.

Motion made by Bob to order and replace the 3 BBQ grills at recreation area, seconded by Eleanor and agreed unanimously. Work to be done by Air Plus.

Parking solution in rear of B-2, 11, 12 & 13. Vera was instructed to sticker illegally parked vehicles and to contact Cotleur & Hearing for solutions.

Motion was made by John to deny the added expense for treatment of ticks and fleas, seconded by Bill and agreed unanimously.

Motion was made by Eleanor to approve up to \$200 on library shelving, seconded by John and agreed unanimously.

Next Board Meeting: February 26. 2009

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 9:10 PM.

Respectfully submitted,

Vera Stewart, LCAM

For and on behalf of the Board of Directors