

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: APRIL 30, 2009

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

William Thomas, Secretary
Robert Lynn, Director
Carmella Smith, Vice President

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

Approval of Minutes from Previous Board Meeting: February 26, 2009 and March 26, 2009 Annual Meeting Minutes READ, MOTION TO ACCEPT BY: Eleanor Shay, Treasurer. SECONDED BY: William Thomas, Secretary TO APPROVE. ALL IN FAVOR: Yes.

Financials: March 2009 Financials were reviewed and accepted. Year to date income was over by \$\$9,120.61 due to two months of water collection and misc fees. Year to date expenses are over budget by \$\$17,346.02 due to building 13 expenses. 23 accounts currently turned over to the attorney. Vera was asked to furnish the Board with the homeowners that are on a payment plan. A motion was presented by Eleanor Shay to accept the Financials for March 2009, seconded by Robert Lynn and agreed unanimously.

Grounds and Irrigation: The monthly irrigation report was submitted. The proposal for landscape upgrades throughout the property was \$2,300. As there is just \$250 budgeted, it was decided to table until later in the year.

Architectural Request: The request submitted for the installation of accordion shutters at 225 Murcia #210 was approved.

Work Order Report: The report from 2/18/09 thru 4/27/09 was reviewed. There were 18 work orders generated with 2 open. All agreed the report was a summary and if more clarification was needed, Vera would furnish.

Old Business:

Status of Contracts renewal (Crosswalks, Club A/C) It was discussed to table crosswalk repairs and clubhouse A/C until later in the year.

Neighborhood Safety & Security Discussion – No volunteers to date.

Status of security cameras – Vendor, Complete Access, to evaluate S/W. John met with a representative of Complete Access on April 29. The monitor needs clarity and to understand the system, the manual is needed.

Robert Lynn **motioned** to approve the revised clubhouse rental agreement, seconded by Carmella Smith and agreed unanimously with the opportunity to review in the following two weeks. It was agreed unanimously to accept as is if there were no further suggestions.

Status of Rules and Regulations: The committee met April 23 to review the current rules and regulations. Robert stated they are collecting rules & regs. from other associations. The next committee meeting is scheduled for May 18, 11 am at the clubhouse. Maureen

and Eleanor informed the Members of the meeting with Vera Stewart and Mandy Birch to better understand the application process. There are no credit or criminal background checks run currently, but would like to consider scheduling an interview process. This will be further discussed at the next committee meeting.

Motion to increase all application fees- tabled until Bob Lynn reviews the By-Laws.

Vera is collecting proposals for railings damaged by the skaters in front of club house, 3 thermostats for clubhouse. Vera was told the FPL cutoff switches were installed.

The painting of building 13 (225 Murcia Dr) started April 23 and to be completed within 30 days. Total cost, \$34,245.

John Armstrong had signed the renewal paperwork for the insurance. A **motion** was made by Robert Lynn to approve the renewal seconded by William Thomas and agreed unanimously. John instructed Vera to acquire two other proposals in preparation for the 2010 budget.

New Business:

William Thomas and Robert Lynn attended the Legal Seminar presented by Sachs, Sax Caplan. It was very informative. Vera was asked to furnish sample letters currently sent to owners.

News letter Update: Due by May 22.

Safety/Insurance benefit to having a 911 phone at the pool – Vera was told by Don Brady with RV Johnson there is no discount for having a 911 phone at the pool.

A motion to accept A/C drain line proposal was postponed until the next meeting.

A **motion** was made by Eleanor Shay to approve the update of "Replacement Costs Study" required every 3 years for \$350. This was seconded by Carmella Smith and agreed unanimously.

John Armstrong is reviewing the Frequently Asked Questions and wants it to be included with the rental package.

John requested if the water balances could be listed separately on the quarterly statements. Vera said no, however, a reminder not to forget to pay water bills can be added.

John requested to have a homeowner listing that has garage numbers noted. The current TOPS report does not list the garages.

Discussion on parking solutions tabled for a later meeting.

Drill weep holes at the base of all columns on all buildings, estimated cost, \$2,791. On hold until the attorneys for both parties consult.

Compactor and Waste Proposal – Tabled.

A **motion** was made by Carmella Smith to close the Media room for renovations, seconded by Eleanor Shay and agreed unanimously.

Carmella Smith made the Members aware of a home owners request for bike racks to be installed. Vera was to get pricing and will be discussed at a later date.

Next Board Meeting: May 28, 2009

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Vera Stewart, LCAM

For and on behalf of the Board of Directors