

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: MAY 28, 2009

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

Meeting called to order at 7:01 pm and a quorum was established with John Armstrong, William Thomas via conference call, Eleanor Shay, Carmella Smith and Robert Lynn.

Approval of Minutes from Previous Board Meeting: April 30, 2009 meeting Minutes READ, MOTION TO ACCEPT BY: Carmella Smith, Vice President. SECONDED BY: Eleanor Shay, Treasurer TO APPROVE. ALL IN FAVOR: Yes.

Financials: April 2009 Financials were reviewed and accepted. Year to date income was over by \$\$9,943.29 due to two months of water collection and misc fees. Year to date expenses are over budget by \$50,884.28 due to building 13 expenses. 23 accounts currently turned over to the attorney. Vera furnished the Board with the homeowners currently on a payment plan. A motion was presented by Eleanor Shay to accept the Financials for April 2009, seconded by William Thomas and agreed unanimously.

Grounds and Irrigation: Vera had not received the monthly irrigation report.

Architectural Request: The request submitted for the installation of accordion shutters at 125 Galicia #101 was approved.

Work Order Report: The report from 4/27/09 thru 5/26/09 was reviewed. There were 13 work orders generated with 3 open.

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 – There will be further discussion covering all options available and if a new display is necessary. Vera was asked to submit a work order to have some cameras adjusted for better viewing and to have the card reader to the library checked as it is very sensitive.

Status of Rules and Regulations: The committee is to schedule another meeting.

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

Vera was asked to get other solutions for the railing. One suggestion was to replace damaged section with a steel bar and paint. Vera was told the FPL cutoff switches were installed but to confirm the credit is reflected on the billing.

The updated version of the Clubhouse rental application was furnished to the Board and Vera was asked to update the Somerset web page.

Devcon surge suppressor proposal – A conference call is to be scheduled between Vera, John Armstrong and Devcon to further understand the best locations for the surge suppressors.

Vera was asked to submit a work order to get all the garages numbered as approximately half are not. Once this step is completed then the process will begin to confirm and document the garage assignment.

New Business:

News letter Update: The newsletter was approved for the next quarterly mailing.
Request to the attorney to continue with emergency repairs – 826,224,275,276 roof and weep holes.

A motion to accept A/C drain line proposal was postponed until the next meeting.
The Board decided to table discussions on modifying the Declarations at the Annual meeting to make water a “common” expense.

A motion to modify the Declarations at the Annual meeting to allow usage of Reserve monies on a temporary basis if necessary was tabled.

A **motion** was made by Robert Lynn for the association to be responsible for the repairs related to mold at 224 Murcia #101. This was seconded by Carmella Smith and agreed unanimously.

Compactor and Waste Proposal – Vera was asked to verify with Green Leaf if contract for the trash compactor is a lease/purchase plan and to verify with Rite Way if their proposal includes maintenance. Vera was also asked to call Waste Management for a third proposal. John Armstrong announced he would be on vacation from June 19 thru July 2, so the Board decided not to have a meeting in June.

Next Board Meeting: July 30, 2009

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:50 PM.

Respectfully submitted,

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