

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: FEBRUARY 26, 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 7:02 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: January 29, 2009 READ, MOTION TO ACCEPT BY: William Thomas, Secretary. SECONDED BY: Eleanor Shay, Treasurer TO APPROVE. ALL IN FAVOR: Yes

Financials: January 2009 Financials were reviewed and accepted. January income was over by \$6991 due two months of water collection and misc fees. January expenses were under budget by \$1,904. A motion was presented by Eleanor Shay to accept the Financials for January 2009, seconded by William Thomas and agreed unanimously.

Grounds and Irrigation: The monthly irrigation report was submitted. A landscape inspection was completed by Richard Stewart, John Armstrong, Vera Stewart and Joyce with Generation Green. A proposal will be submitted for replacement and transplanting.

Architectural Request: Opinion on French doors was requested and a suggestion was made to submit a rendering.

Work Order Report: The report from 1/23/09 thru 2/17/09 was reviewed. There were 17 work orders generated with 0 open.

Old Business:

Status of umbrella cover- Ordered

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. 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.

Bob motioned to get proposals for all work that is \$500 or above, seconded by Eleanor and agreed unanimously.

Status of Maintenance Bldg. exhaust fan – Bob made a motion to accept the proposal submitted by Air Plus for \$1,244.79, seconded by Carmella and agreed unanimously.

Status of A/C drain proposal – Vera to get one proposal.

Status of Club Rental Agreement- Board to review and discuss in April.

Rules & Regulation Update of Documents, Signs, Pool rules: Bob and Maureen on committee.

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

Removal of doors – 276 & 224- worked began 2/25/09.

Legal Opinion – Foreclosure process: Vera furnished the Board with the legal process.

New Business:

News letter Update: News letter due March 6.

Directory: Copies given to the Board.

Pool Safety-Modify rear gate-Vera to get proposals and confirm if there is an insurance benefit to having a 911 phone at the pool.

John requested if the water balances could be listed separately on the quarterly statements. Vera was asked to schedule a meeting with the Town of Jupiter Utilities to discuss ideas to eliminate the sub-meter billing company.

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

Recycle pick up is now twice a week beginning March 2 and will be done every Monday and Thursday.

Vera scheduled a meeting with an FPL representative and John Armstrong to evaluate energy usage for March 2 at 10 AM.

The proposals for the 24 fire extinguishers now required in the breezeways of the 4 large buildings were reviewed. Carmella made a **motion** to accept Royal Fire & Safety Co. for \$2,414.14 as they have been maintaining the clubhouse extinguishers. This was seconded by Bill Thomas and agreed unanimously.

The proposal for surge protectors from Devcon was reviewed. More information was requested prior to making the decision, such as cost of the parts and a history of work done on the buildings to determine which buildings should be done first.

Building 13 – Status of inspections and legal update. Vera informed the Board of the conference call scheduled for March 10, 2 PM at the Bristol conference room. Vera furnished the Board with the cost to date expenses for building #13 and the partial and final lien releases from Black Diamond.

John Armstrong discussed possible parking solutions in the rear of 2, 11, 12 & 13. Vera contacted Cotleur & Hearing for a plan and John stated Black Diamond will be submitting a plan.

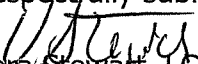
Motion to accept proposal from Black Diamond for additional gutter installation for \$6,300 was made by Bob, seconded by Eleanor and agreed unanimously.

Bob **motioned** to approve the additional roof repairs for \$14,599 on the other 3 large buildings based on the attorney conference call, which was seconded by Bill and agreed unanimously.

Next Board Meeting: Annual Meeting, March 26, 2009

Motion to adjourn made by John Armstrong, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:45 PM.

Respectfully submitted,


Vera Stewart, LCAM

For and on behalf of the Board of Directors