

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

PRESENT: 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 7:00 pm and a quorum was established with John Armstrong, William Thomas via conference call, Carmella Smith and Robert Lynn.

Approval of Minutes from Previous Board Meeting: MAY 28, 2009 meeting Minutes READ, MOTION TO ACCEPT BY: Carmella Smith, Vice President. SECONDED BY: Robert Lynn, Treasurer TO APPROVE. ALL IN FAVOR: Yes.

Financials: June 2009 Financials were reviewed by John Armstrong. Year to date income was over by \$10,035.82 due to two months of water collection and misc fees. Year to date expenses are over budget by \$103,866.62 due to building 13 expenses. 21 accounts currently turned over to the attorney. Vera furnished the Board with the homeowners currently on a payment plan. A motion was presented by Robert Lynn to accept the Financials for June 2009, seconded by William Thomas and agreed unanimously.

Grounds and Irrigation: Vera furnished the Board with April, May and June's irrigation reports.

Architectural Request: No requests were submitted.

Work Order Report: The report from 5/29/09 thru 7/21/09 was reviewed. There were 28 work orders generated with 2 open.

Special Assessment: John Armstrong **motioned** to approve the Special Assessment of \$135,000 and allow it to be paid over a period of three months. Seconded by Robert Lynn and all agreed with the exception of Eleanor Shay who was not in attendance.

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 – There were two volunteers from building 13. Warren Durbin, #109 and John Koeppel, #308.

Status of Rules and Regulations: Robert Lynn stated the review of the Rules and Regulations were completed and will email to the Board for their review.

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

Vera was told the FPL cutoff switches were installed but to confirmed it by furnishing the Board with a copy of a bill reflecting the \$30 monthly credit.

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

Devcon surge suppressor proposal –A follow up meeting has been scheduled with Devcon of their findings and recommendations.

The numbering of all garages have been completed. And the next step is to confirm and document the garage assignment. This will be requested of the owners with the quarterly billing statements.

The Frequently Asked Questions was approved to be added to application and the Website. The informational unit owner responsibility process was approved.

A **motion** was made by Robert Lynn to vote on modifying the Declarations at the Annual meeting to allow usage of Reserve monies on a temporary basis as needed, seconded by Carmella Smith and agreed unanimously.

Status of Receivership Order - Still gathering information. Eileen volunteered to get another legal opinion as she works in an attorney's office.

Retest Bldg. 13 – Infrared. Tabled.

Vera confirmed the wall repairs to 224 Murcia #101 had been completed.

New Business:

A **motion** to approve the repairs at 145 Galacia #201 was made by Robert Lynn, seconded by Carmella Smith and agreed unanimously.

Newsletter to be submitted at the August Board meeting.

The Town of Jupiter is still looking into the option of direct billing the home owners for water usage.

There has been an update requested on the status of the 558 filing and will be followed up on.

Volunteers were requested for the 2010 budget committee. The volunteers are: John Armstrong, Eleanor Shay, Lorraine Diot, Eileen Michelbrink, Warren Durbin, John Koeppel and Brent Weidenhamer.

Vera was asked to contact the compactor company to see if it's possible to rewire the door so it continues to compact when closed again.

Vera was asked to order two 7 in. x 18 in black on white "KEEP GATE CLOSED" signs to be mounted on the pool gates.

Next Board Meeting: August 27, 2009

Motion to adjourn made by John Armstrong, seconded by Carmella and passed with all in favor. The meeting adjourned at 8:40 PM.

Respectfully submitted,


Vera Stewart, LCAM

For and on behalf of the Board of Directors