

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: AUGUST 27, 2009

PRESENT: William Thomas, Secretary, via con. call
John Armstrong, President Eleanor Shay, Treasurer
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 Eleanor Shay.

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

Financials: July 2009 Financials were reviewed by Eleanor Shay. Year to date income was over by \$10,245.67 due to two months of water collection and misc fees. Year to date expenses are over budget by \$127,596.64 due to building 13 expenses. 26 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 July 2009, seconded by William Thomas and agreed unanimously.

Grounds and Irrigation: Vera informed the Board she hadn't received July's irrigation report and will request it for the next meeting.

Architectural Request: No requests were submitted.

Work Order Report: The report from 7/30/2009 thru 8/19/2009 was reviewed. There were 13 work orders generated with 1 open.

Old Business:

Neighborhood Safety & Security Discussion – There were two volunteers from building 13. Warren Durbin, #109 and John Koepfel, #308.

Status of Rules and Regulations: To be discussed during the September Board meeting when Robert Lynn will have returned.

Vera is in the process of collecting bids for the replacement of the incandescent bulbs on the 21 lights in the parking areas for the 2010 budget.

Devcon Contract – Vera distributed the Devcon proposal to the Board for review. The proposed contract is for 5 years and includes the repair of the damaged exterior boxes.

Status of garage numbers associated with each unit - This will be requested of the owners with the quarterly billing statements.

Status of bids for A/C drain proposal to locate and mark lines – Vera stated she had received one proposal but was having difficulty acquiring two more proposals from other A/C companies. A suggestion was made to contact a general contractor as the job scope is not necessarily air conditioning work. This will be another item for 2010 budget.

On Hold – Frequently asked questions update.

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

Retest Bldg. 13 – Infrared. Eleanor Shay **motioned** to have Bldg. 13 retested. This was seconded by William Thomas and agreed unanimously.

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

Status of Town – Direct billing of water – Dan Brown with The Town of Jupiter informed Vera via email it would cost \$40,000 plus installing individual meters to bill each home directly.

Status of both 558 filing against Wood Partners – They have requested all expenses incurred relating to faulty construction.

Start budget process – Eleanor stated the first meeting with the committee would consist of reviewing and assigning the volunteers to sections of the budget. The committee members are Eleanor Shay, John Armstrong, Lorraine Diot, Eileen Michelbrick, Warren Burbin, John Koeppel, Fredrico Rodriguez and Brent Weidenhamer.

Compactor – Possible to rewire the cycle will continue once the door is closed. Vera to follow up with Green Leaf.

Pool signs (7 in x 18 in) black on white, "keep gate closed" Vera ordered and had installed. Vera was instructed to order two more for the insides of two gates.

New Business:

The newsletter prepared by Maureen Armstrong was submitted and approved for mailing.

Motion to approve invoices for repairs at 145 Galicia #201 (Black Diamond & Blue Star) was made by William Thomas. This was seconded by Carmella Smith and agreed unanimously. In the future, revised proposals are to be submitted to coincide with final invoicing.

Proposal of repairs at 105 Santiago #104 was reviewed and the Board voted to proceed with the window repairs only. The door condition is the unit owner's responsibility. A new proposal of window repairs only is to be requested of Black Diamond.

Motion to approve the invoice for 276 Murcia #102 was made by William Thomas, seconded by Eleanor Shay.

List of owners in arrears with renter and legal process to implement collection – Vera to furnish John Armstrong with the list.

Estimates for 3 slot bike racks installed – tabled possibly for 2010 budget.

Garbage Pickup – Not at this time. Discussed and decided against previously.

Clubhouse Fees – Home owner requested the clubhouse fees be lowered, however the Board decided against that, but recommended the conference room for her scrapbooking as there then would be no fee.

Assigned Parking – Town of Jupiter restriction on Right of Way roads.

Next Board Meeting: September 24, 2009

Motion to adjourn made by John Armstrong, seconded by Carmella Smith 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