

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: JANUARY 28, 2010

PRESENT: William Thomas, Secretary
John Armstrong, President
From Bristol, Vera Stewart, LCAM
Eleanor Shay, Treasurer
Carmella Smith, Vice President

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

Approval of Minutes from Previous Board Meeting: November 19, 2009 meeting Minutes READ, one revision to delete "Start Budget Process. A MOTION TO ACCEPT BY: Eleanor Shay, Treasurer. SECONDED BY: Robert Lynn TO APPROVE. ALL IN FAVOR: Yes.

Financials: December 09 Financials were reviewed by Eleanor Shay. Year end reflects a favorable balance of \$34,674.91 consisting of two months of water collection, the billed special assessment and misc fees. Outstanding special assessment as of January 27 was \$23,880.30 26 accounts currently turned over to the attorney. Ten homeowners currently on a payment plan. A motion was presented by William Thomas to accept the Financials for December 2009, seconded by Carmella Smith and agreed unanimously.

Grounds and Irrigation: Vera furnished the Board with the November irrigation report from Treasure Coast. John requested Vera to schedule a meeting in February with the Generation Green and Treasure Coast on site.

Architectural Request: One submitted and approved for the relocation of condenser at 276 Murcia #213.

Work Order Report: The report from 10/26/09 thru 1/25/10 was reviewed. There were 25 work orders generated, with one open.

Old Business:

Neighborhood Safety & Security Discussion – There were two volunteers from building 13 from the prior meeting with no new member volunteering to date. Warren Durbin, #109 and John Koeppel, #308. No more volunteers have stepped up to date.

Recommendations for Unit Security – The committee, which consisted of Bill Thomas, Bob Lynn and Bob Dalie, interviewed the companies and prepared a very detailed spreadsheet for the Board's review. The spread sheet consisted of a comparison between Devcon, LifeSafety and SVI. The committee recommended SVI at \$5.95 a unit. Eleanor Shay made a **motion** to replace Devcon with SVI. This was seconded by Carmella Smith and agreed unanimously.

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.

Status of garage numbers associated with each unit – Still in progress.

Status of bids for A/C drain proposal to locate and mark lines – Vera has received two proposals to date and one more is needed.

On Hold – Frequently asked questions update. Tabled until the finalized Rules and Regulations are reviewed by the Board. Will be reviewed and approved at the next meeting then it will be mailed to all owners

Retest Bldg. 13 – Infrared. Initial results show no water intrusion.

Status of both 558 filing against Wood Partners – John informed the members of the January 5 meeting with the contractors and the attorney. There were no further updates from Wood Partners so the attorney will contact them.

Ten home owners are currently on a payment plan.

Alphabetical lessee phone list – John is requesting a more detailed alphabetical list for current renters and phone numbers.

Termite Proposals – Tabled until the next meeting.

Down spout run off to side walk – Vera to collect two more proposals.

Status of Web Site update: To be clear of what is wanted, John will meet with Mary next time he is at the Bristol office.

Special Assessment Report – As of 1/27/10, the outstanding amount was \$23,880.30.

Status of Maintenance Contract – Contract is now signed for 2010.

Pressure Cleaning of Buildings – Vera collected 4 proposals, Air Plus, Gozzo, J.P. Alternative and M & H Pressure Cleaning. The committee will schedule to meet with each vendor to make a decision at the February meeting.

New Business:

The next newsletter is to be submitted at the February meeting.

Compactor emergency contact when unit fails is Greenleaf – 866-420-2870.

The tree thinning proposals were reviewed. Carmella Smith made a **motion** to accept Joe Hanley's proposal, seconded by Eleanor Shay and agreed unanimously. Vera was instructed to schedule a meeting with Joe Hanley and John Armstrong to confirm the count of trees that will be thinned and to sign agreement.

Motion to initiate one year contract with Wiginton Fire was tabled until February.

2010 Key Activities Schedule was reviewed for February items.

Work is in progress at 121 Santiago #106.

Motion to start roof repairs on remaining 12 buildings. As to remain consistent, the board has requested 2 more proposals for the roof work.

Next Board Meeting: February 25, 2010

Motion to adjourn made by John Armstrong, seconded by Carmella Smith and passed with all in favor. The meeting adjourned at 9:15 PM.

Respectfully submitted,

Vera Stewart, LCAM

For and on behalf of the Board of Directors