

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING MINUTES  
**DATE: November 18, 2010**

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

Meeting called to order at 7:00 pm and a quorum was established with William Thomas via conference call, Carmella Smith, Robert Lynn and Eleanor Shay. Also attending the meeting was Jeff Elsner with Black Diamond.

**Approval of Minutes from Previous Board Meeting:** The Board of Directors Minutes of October 28, 2010 and the Special Budget Meeting Minutes of November 4, 2010 were reviewed. A MOTION TO ACCEPT October 28, 2010 Minutes and the Special Budget Meeting Minutes of November 4, 2010 BY: Eleanor Shay with a revision to the October Minutes. SECONDED BY: Robert Lynn TO APPROVE. ALL IN FAVOR: Yes.

**Financials:** October 2010 Financials were reviewed by Eleanor Shay. Month end reflects Equity at \$655,334.94. Outstanding special assessment as of November 17, 2010 was \$11,299.54. 30 accounts currently turned over to the attorney. 4 homeowners are currently on a payment plan. A **motion** was presented by Robert Lynn to accept the Financials for October 2010, seconded by Eleanor Shay and agreed unanimously.

**Guest – Jeff Elsner with Black Diamond:** Jeff Elsner attended the meeting to review his proposal on additional roof repairs and the OSPHO treatment for columns. The proposal consisted of **(A)** additional roof repairs at \$2,904; **(B)** bore scope Columns at \$40 per column, **(C)** gutter and downspout cleaning at \$10,240 and **(D)** OSPHO treatment of columns at \$12.50 per column. Vera was instructed to obtain two more proposals for the gutter and downspout cleaning. A **motion** was presented by Robert Lynn to approve **A, B and D** of the proposal, seconded by Carmella Smith and agreed unanimously.

**Fines Committee Report:** The committee members consist of Lorraine Diot, Mary Lynn and Joel Penick. They will review the letters for revisions. Steve Levine has been regularly reporting violations to Vera. Vera furnished the Board and Committee with the CCR History Report.

**Grounds and Irrigation:** Vera furnished the Board with the October irrigation report from Treasure Coast.

**Architectural Request:** There was one Architectural application submitted for a satellite dish with more information needed before approval.

**Work Order Report:** The report from 10/26/10 thru 11/15/10 was reviewed. There were 12 work orders generated, with 5 open.

**Contract Negotiations:** The landscape contract is soon to be up for renewal and Vera furnished the Board with 3 proposals. Vera was instructed to contact Generation Greene to negotiate their contract. This will be discussed further at the next meeting.

**Old Business:**

**Motion to Accept Black Diamond Inspection of Approximately 10% of all Columns:** Noted under Guest above.

**Status of Additional Roof Repairs:** The additional repairs will be completed by the end of November.

**Neighborhood Safety & Security Discussion:** From building 13 from the prior meeting with no new member volunteering to date. Warren Durbin, #109 and John Koeppel, #308. Steve Levine from building 14 and Amanda Chohfi from building 10.

**Status of Cost Recovery for Bldg. 275:** Currently the owner is on a payment plan to reimburse the association for the cost of the special exterior treatment around building, \$610.

**Status of Engineer to Verify Building Structure – Concrete vs. Wood Frame:** Vera was instructed to forward information to Don Brady with RV Johnson to see if there will be any savings to the insurance but has not gotten confirmation.

**Status of Card Reader Proposals to Rear Pool Gate:** The proposals from Complete Access Control, Royce and TEM Systems were all reviewed. A **motion** was made by Carmella Smith to accept Complete Access Control's proposal since they currently maintain the existing system in the clubhouse. This was seconded by Eleanor Shay and William Thomas. Robert Lynn opposed.

**Exterior Electrical Lines for Additional Street Light –** Two more bids are to be acquired by Vera.

**Status** of the fire monitoring through SVI – The fire monitoring is under control and going smoothly with SVI.

**New Business:**

**Newsletter:** The newsletter will be tabled until there is a volunteer.

**Bristol Management Seminar:** Vera furnished the Board with the Agenda for the Annual Bristol Seminar and encouraged all to attend.

**Large Inflatable Play Equipment:** Due to the liability issues, the Board agreed not to allow large inflatable play equipment on Somerset property and to put up a sign and revise the Rules and Regulations regarding the same.

Next Board Meeting: Regular Board Meeting, November 18, 2010.

Motion to adjourn made by Carmella Smith, 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

Emailed: 1/25/11