

SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
DATE: September 30, 2010

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

Meeting called to order at 7:05 pm and a quorum was established with William Thomas via conference call, Carmella Smith and Eleanor Shay.

Carmella Smith announced John Armstrong's resignation from the Board due to health reasons and stated he would be greatly missed as his contributions to the association were invaluable.

Approval of Minutes from Previous Board Meeting: The Board of Directors Minutes of August 26, 2010 was reviewed. A MOTION TO ACCEPT August 26, 2010 BY: Eleanor Shay. SECONDED BY: William Thomas TO APPROVE. ALL IN FAVOR: Yes. Minutes added to website October 1, 2010.

Financials: August 2010 Financials were reviewed by Eleanor Shay. Month end reflects Equity at \$667,493.99. Outstanding special assessment as of September 28, 2010 was \$12,786.85. 21 accounts currently turned over to the attorney. 10 homeowners are currently on a payment plan. A **motion** was presented by William Thomas to accept the Financials for August 2010, seconded by Eleanor Shay 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.

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

Architectural Request: There were no Architectural applications submitted.

Work Order Report: The report from 8/24/10 thru 9/27/10 was reviewed. There were 26 work orders generated, with 2 open. Vera furnished the Board and the Fines Committee with the monthly violation report.

Scheduled Activities: The landscape contract is soon to be up for renewal and Vera furnished the Board with 3 proposals. Eleanor furnished the Board and Vera with the Budget preparation schedule. Vera was asked the update last year's fire alarm proposals.

Old Business:

Motion to Accept Black Diamond Inspection of Approximately 10% of all Columns to Establish Reasonable Bid: The Board requested further clarification on the column report submitted and recommended a meeting with Jeff Elsner of Black Diamond.

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. Two more owners offered to volunteer, Steve Levine from building 14 and Amanda Chohfi from building 10.

Status of garage numbers associated with each unit: Will continue to be updated.

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 Pool Black Algae Treatment: This work was approved to be completed the first week of November and the heat will be turned on after the work has been completed.

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.

Liability of Inflatables to the Association: Vera will speak with the insurance carrier.

Status of Wiginton Completion Date for Fire/Sprinkler Repairs – Now completed.

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

Windstream Telephone Service Installation: Is now completed.

Roof Repairs: William Thomas made a **motion** to approve the proposal submitted by Black Diamond for the roof repairs. This was seconded by Carmella Smith and agreed unanimously.

New Business:

Newsletter: The Board asked for volunteers to prepare the quarterly newsletters that had been previously prepared by Maureen Armstrong.

Diligent Termite Renewal: Bill Thomas made a **motion** to renew the Diligent termite contract for one year, seconded by Eleanor Shay and agreed unanimously.

The Board approved the have a plaque made in memory of John Armstrong. Vera informed the Member that Bristol will be planting a tree at a location of Maureen Armstrong's choice at Somerset.

Next Board Meeting: October 28, 2010

Motion to adjourn made by Carmella Smith, seconded by Eleanor Shay and passed with all in favor. The meeting adjourned at 8:20 PM.

Respectfully submitted,

Vera Stewart, LCAM
For and on behalf of the Board of Directors

Emailed: 10/27/10