

**TRADER'S CROSSING AT JONATHAN'S LANDING CONDOMINIUM
ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING
MONDAY, April 28, 2008 at 10:00 a.m.**

Location: BRISTOL MANAGEMENT'S JUPITER OFFICE

MINUTES

DETERMINATION OF QUORUM- Warren Richards, Bob Braster, Jim McGourty, Chick Devine, and Tom Milne (teleconference) were present and represented a quorum.

CALL TO ORDER- WARREN CALLED THE MEETING TO ORDER AT 10:04AM

Chick made a motion to accept the minutes as presented from the March 24, 2008 and March 12, 2008 Board meetings. Bob seconded and the motion passed unanimously. (attached)

Warren made a motion to accept the proposals for pool re-surfacing and re-tiling from R. G. Keyser pool management services (185 E. Indiantown Road, Suite # 131, Jupiter, FL 33477; 561-743-0360) with a tile upgrade using Admiral/Mariner @ Jupiter Yacht Club specifications and a total price not to exceed \$16,000 without prior approval. Bob seconded and the motion passed unanimously. (contract and tile sample pictures attached)

Bob made a motion to accept Screen Doctor's proposal for \$1710 to remove and replace the screen structure and screening at # 250. \$1330 was to be paid by the association for the structure and \$380 was to be paid by the owner for the screening. Chick seconded and the motion passed unanimously.

Warren made a motion to create an Ad Hoc committee comprised of Chick and Warren. This committee was to meet with Bill Wonder from the Narrows to help audit Traders Crossing's Ferrellgas invoices from 2006, 2007, and 2008 to make sure there was no double billing and to check the unit price Traders was charged compared to surrounding communities. Bob seconded and the motion passed unanimously.

Warren made a motion to cancel all future Propane deliveries and to have the tank drained. Bob seconded and the motion passed unanimously.

Warren made a motion to accept Li Donni's proposal for \$40,500 for a 1.5 inch asphalt overlay. Bob seconded and the motion passed unanimously. (contract attached)

Warren made a motion to contract with Tart's artistic for concrete repairs, with specifications to be created by Bob Braster. Approval based on square foot price not to exceed \$8. Bob seconded and the motion passed unanimously.

Chick motioned to accept Triple M's proposal to lift paver bricks and install concrete rock sand to level the pavers for \$37,000. Payments to be 20% up front, 20% at the start of work, and 60% due on completion. Jim seconded and the motion passed unanimously. (contract attached)

Bob motioned to accept Sago's proposal to create a master landscape plan for \$2,500. Jim seconded and the motion passed unanimously.

Warren made a motion to change Chick to Treasurer and Jim to Secretary. Bob seconded and the motion passed unanimously.

Bob motioned to adjourn at 12:10 pm. Chick seconded and the motion passed unanimously.