

The Jupiter Beachcomber Condominium Association, Inc.

Board of Director's Meeting Minutes Monday, November 20, 2006 6:00 p.m.

Bristol Management Services
1930 Commerce Lane, Suite 1
Jupiter, Florida

PRESENT:

Joe Betz, President

Steve Valentine, Vice President

Frank Fini, Director

Cheri Brown, Property Manager

QUORUM: The meeting was called to order at 6.03 p.m. and a quorum was established. It was noted that proper notice had been provided.

MINUTES: A motion to waive the reading and approve the minutes of October 19, 2006 was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

OLD BUSINESS:

Citizen's Insurance: A written report concerning the roof trusses was completed by Dick Campbell. The report was located in documents from Kimberly Villashinas, attorney representing the Association in the Ziomek Lawsuit. This information is to be sent immediately to Citizen's Insurance. A motion to send a registered letter updating and informing all the residents of the cancellation of the windstorm policy was made by Frank Fini, seconded by Steve Valentine and passed unanimously.

Appraisal for Insurable Value: Cheri Brown reported the study had been completed and she expected to receive it very soon.

Reserve Study: Cheri Brown stated the study had been ordered and John Frazier had scheduled it for the January 26, 2007.

Door Replacements: A motion to approve the purchase and installation of a storage door and double front doors for Unit L-1 was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

Unit J-1 Flooding: A motion to proceed with Unit J-1 drywall replacement, damaged as a result of flooding in Unit J-3, is not to exceed \$7,000 and a release must be signed by owner before work is started was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

NEW BUSINESS:

Building Soffit Repairs: A motion to proceed with soffits repairs, using reserve money to fund the project, was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

Pool Landscape Plan: Steve Valentine asked the property manager to contact Coteleur and Hearing to prepare a landscape plan for the pool area immediately. Steve would like to see plans before December 25, 2006. He asked the property manager to order new umbrellas and will advise her of color to be ordered.

ADJOURNMENT: There being no further business to come before the membership, a motion to adjourn was made by Steve Valentine, seconded by Frank Fini and passed unanimously. The meeting was adjourned at 7:15 p.m.

Respectfully Submitted:

**Cherí Brown, LCAM
Bristol Management Services, Inc.**