

Beachcomber Condominium Association, Inc.

Board of Director's Meeting Minutes

February 17, 2006

4:00 p.m.

Community Pool

PRESENT:

Fred Nazare, President
Mike Staley, Treasurer
Elaine Lochmandy, Director

Kristy Vanderjack, Director
Cheri Brown, Property Manager
Steve Inglis, Bristol Management

ABSENT:

Nancy DiRocco, Director

QUORUM: The meeting was called to order at 4:00 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 the Special Assessment Meeting held April 20, 2005 was made by Elaine Lochmandy, seconded by Mike Staley and passed unanimously.

A motion to waive the reading and approve the minutes of the Board of Director's Meeting held April 20, 2005 was made by Elaine Lochmandy, seconded by Mike Staley and passed unanimously.

A motion to waive the reading and approve the minutes of the Board of Director's Meeting held December 21, 2005 as corrected was made by Elaine Lochmandy, seconded by Kristy Vanderjack and passed unanimously. *Correction on page 4 - it was Building M (not Building N).*

OLD BUSINESS:

Fred Nazare addressed the appointment of Kristy Vanderjack to the Board of Directors. Fred read an email received December 22, 2005 from Gary Fields: "I have searched the Clerk's Public Records data base, I can find no amendment to the Beachcomber's Documents that changed Section 4.4.1 of the By-Laws which permits non-owners to be Board Members, accordingly the appointment of Kristy Vanderjack was perfectly proper."

Fred Nazare reported the roofing project would, most likely, be completed earlier than the previously posted on February 13, 2006. Jim Scebelli, Richard Campbell, the Jupiter Building Department and Fred are working in a cooperative manner to install, inspect and complete the roofs. Gold Coast roofing has two crews working simultaneously. Jim Scebelli and Dick Campbell are working on the schedule to restore and replace the gutters and coordinate a punch list of final repairs at the completion of this project.

Fred Nazare stated he had received a letter from Citizen's stating the Association had received minimal damages to the roofing system during the hurricane and the broken and cracked tiles were preexisting and would not be covered under the claim. It was reported by the Citizen's claim adjuster that the roofs did not require complete replacement and the tiles could be restored. Don Phillips, Association's public adjuster, advised the Association to invoke the appraisal clause which is a three person arbitration that is binding.

Fred Nazare advised the residents that the new Board must call a meeting and notice the residents 14 days in advance to ratify the following changes to the Rules and Regulations:

Article 21: No article shall be hung or shaken from the doors, rails or balconies. Now the second sentence has changed to: "the hosing of the upstairs patios, balconies, windows and screens on patios shall be permitted no more than twice a month per unit."

Article 3, sixth statement: Every Unit Owner or his representative shall have the right to participate at the meetings subject to the following rules: A representative must have a 'Power of Attorney' legally acceptable to the Board.' Eliminated is: "the Power of Attorney must be presented to the Board every six months."

Elaine Lochmandy reported on the new trees and hedges that will be planted. Hurricane resistant trees and plants have been selected and will be installed. A motion to accept the Lawnkeeper's proposal in the amount of \$3,410 was made by Kristy Vanderjack, seconded by Mike Staley and passed unanimously.

NEW BUSINESS:

Fred Nazare spoke of the concrete project. In March in 2005 Fred asked the residents to volunteer to be on a committee to coordinate the concrete project – there was no interest or volunteers at that time. Fred advised the new Board to make the concrete restoration project a priority.

ADJOURNMENT: There being no further business to come before the membership, a motion to adjourn was made by Kristy Vanderjack, seconded by Mike Staley and passed unanimously. The meeting was adjourned at 4:40 p.m.

Respectfully Submitted:

Cherí Brown, LCAM
Bristol Management Services, Inc.