

The Jupiter Beachcomber Condominium Association, Inc.

Board of Director's Meeting Minutes

Tuesday, January 23, 2007

3:00 p.m.

Community Pool 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 3.05 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 November 20, 2006 was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

OLD BUSINESS:

CITIZEN'S INSURANCE: Cheri Brown stated that the documentation that Citizen's Insurance required was sent with the premium and application. She had spoken to Tara Martinez with R.V. Johnson to obtain a policy number and was told it should be available by Friday, January 26, 2007. R.V. Johnson has hired an engineer, David Brady, to prepare the windstorm mitigation report. Cheri Brown asked for 3 volunteers, who live in the upper units, to allow Dave Brady to enter their attic to inspect the roofing systems. Doug Gibson, Fred Nazare and Nancy DiRocco volunteered.

I-4 ROOF TRUSS: Cheri Brown reported the stamped plans prepared by AT Designs were to be picked up by Trim Package on January 24th and presented to the Town of Jupiter for permits.

CONCRETE RESTORATION, 2006 REPORT: Fred Nazare reported the following units do not require any repairs or restoration: D2, D4, E2, E4, J2, J4, L1, L3, M1, M3, N2 and N4. The remaining units require a total of \$107,000 in repairs - \$15,000 of the total costs is the responsibility of the individual unit owners and include screen and picket removal and replacement. Fred warned that all costs are estimates and additional damage may be found once the concrete is opened. Fred will develop a plan and cost based on the details which may take several weeks to finalize. Fred advised the Board that he would not be involved or responsible for communications between the contractor and the residents. A motion to authorize Fred Nazare as the Association's representative, allowing him full access to AT Designs, to determine the scope of work and schedule for the spalling repairs was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

BUILDING SOFFIT REPAIRS: Repairs were completed by Trim Package at a cost of \$5,900. Chuck Mannino stated the K Building had wood decay in a couple of areas in the soffits. The Board asked this repair be done when the truss at I4 was being repaired.

PUBLIC ADJUSTER FOR J3, J1 AND K1: Cheri Brown reported that Pete Johnson was close to finalizing the settlement for the J3 and K1. The resident at J1 was willing to accept the original settlement for his unit. The Board requested all settlements be presented to the Board for their review.

NEW BUSINESS:

BUILDING PAINTING: Mimi Riley and her committee have not met yet. Mimi has purchased the required software and is in the process of applying color to present a scheme to Board of Directors.

PROPOSED CHANGES TO AMENDMENT AND RULES AND REGULATIONS: Steve Valentine advised the residents attending the Board would be changing the Rules and Regulations regarding shutters and required contractor deposits. The amendment in the documents as it applies to number of pets will be discussed as well. A 14 day notice will be sent to all the residents in compliance with Florida Statute 718.

RESCIND VIOLATIONS: After much discussion and review of unit owner's documentation a motion to rescind hurricane shutter violations sent June 19, 2006 to Charlene List (B1) and Maureen Riley (E1) as the Board had evidenced its consent by not responding within 30 days (of the request), per Article 9.1 of the Jupiter Beachcomber Declaration, was made by Steve Valentine, seconded by Frank Fini and passed unanimously. A motion to approve the original shutter installation on both units, as originally requested, was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

ARCHITECTURAL CHANGE REQUESTS: The following requests were made:

Amy Ziomek, Unit J3: Request tile floor installation in upper unit. A motion to approve tile installation, contingent upon the use of minimum ¼ inch cork underlayment as sound reduction barrier was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

Frank Fini, Unit L2: Request windows (2) and sliding door replacement. A motion to approve installation of 2 windows and 1 sliding glass door, contingent upon installation of same type and size window/door as currently exists, must follow all local building codes and permits must be obtained, if required, was made by Steve Valentine, seconded by Joe Betz and passed unanimously.

William McCabe, Unit A1: Request windows (4) and sliding door replacement. A motion to approve installation of 4 windows and 1 sliding glass door, contingent upon installation of same type and size window/door as currently exists, must follow all local building codes and permits must be obtained, if required, was made by Steve Valentine, seconded by Frank Fini and passed unanimously.

LANDSCAPE PLAN AND SOUTH WALL: Steve Valentine advised the Board that Mike Staley had asked Ron Kendall Masonry, Inc. to prepare a bid to increase the height of the south wall and repairs all cracks in the existing wall. The bid was \$14,325. A set of plans will be submitted to the Town of Jupiter and the County for approval.

Elaine Lochmandy met with Mike Munz, Lawnkeeper's Landscaping, and received two bids totally \$16,800 to install trees and plant material throughout the community.

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 4:46 p.m.

Respectfully Submitted:

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