

**The Jupiter Beachcomber Condominium Association, Inc.**

**Board of Directors/Budget Meeting Minutes**

**Friday, April 27, 2007**

**6:00 p.m.**

**Community Pool**

**Jupiter, Florida**

**Present:**

Steve Valentine, President

Frank Fini, Director – speaker phone

Peter Harrold, Treasurer

Cheri Brown and Bonny Morgan, Property Managers representing Bristol Management.

**Quorum:** The meeting was called to order at 6:05 p.m. and a quorum was established. It was noted that proper notice had been provided. Steve Valentine reported Doug Gibson has resigned.

**Minutes:** Minutes of the February 28, 2007 meeting were not available. Minutes will be forwarded to all Board members for approval via e-mail.

**Approval of 2007 Budget:** Peter Harrold made a motion to approve the 2007 budget as submitted with a stipulation the Board of Directors will review and make recommendations at the next Board of Directors meeting, seconded by Frank Fini. Discussion followed, Peter Harrold reviewed several line items in the budget which need to be looked at and possibly adjusted, cable television, financial institutes, reserve interest, money market accounts and CD's. Vote was taken, budget passed unanimously.

**Old Business:**

AT Design – Steve Valentine reported a meeting had taken place that morning with AT Design to review process to get the project going. AT Design is ready to go out to bid and four to five contractors will be solicited. Process will be: 1. Pre-bid meeting with contractors. 2. Bid analysis and award contract. 3. Pre-construction meeting. 4. Begin construction. Engineer will be on-site to inspect work every 2-3 days. Job is estimated to take approximately six months to complete once started. Discussed followed, concerns are notifying unit owners/subcontractors of scheduling and obtaining keys/entrance to all units. Concerns and solutions will be addressed at the next meeting. Requested was report of all repairs done to each building once completed.

Roof Truss – Discussed was roof truss issues. Steve Valentine reported this issue is pending. Gary Ziomek recommended letting the issue lay. Board concern is setting precedent.

Perimeter Wall South Side of Property – Work to modify/heighten the wall is scheduled to begin next week. The town has verbally agreed to landscape at no cost to the association.

Maintenance Personnel – Lengthy discussion followed in reference to duties and whose direction maintenance personnel is to take. Board of Directors and Bristol Management to follow up and prepare a to do list. Maintenance personnel will only take direction from Board of Directors, those authorized by the Board of Directors and Bristol Management.

Committees – Suggested was a mailing soliciting volunteers for committees be sent out. Bristol to generate.

There being no further business to come before the board the meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Bonny Morgan, LCAM

For and on behalf of the Board of Directors