

The Jupiter Beachcomber Condominium Association, Inc.

Board of Directors Meeting Minutes

Wednesday, June 13, 2007

5:00 p.m.

Community Pool

4161 South US Highway One

Jupiter, Florida

Present:

Steve Valentine – President

Frank Fini – Vice President

Peter Harrold – Treasurer

Patty Ysursa - Director – speaker phone

Also present: Bonny Morgan – Property Manager

Quorum: The meeting was called to order at 5:05 p.m. and a quorum was established. It was noted proper notice had been provided.

Minutes: Motion was made by Peter Harrold to approve the February 28, 2007 and April 27, 2007 minutes as submitted, seconded by Patty Ysursa, and duly passed.

OLD BUSINESS

A.T. Design Concrete Restoration Bid Update: Steve Valentine reported bids had been solicited from seven contractors. A. T. Design analyzed bids and recommendations were made. Three contractors; Florida Choice, Structure Con and Tart's Artistic were then interviewed and instructed to modify bids. Discussion followed in reference to written notice to owners outlining scheduling and owner responsibilities. Also discussed were hurricane shutter and patio enclosure removal.

Motion was made by Peter Harrold to poll Board Members via e-mail to select a contractor once modified bids are received; then require the approved company to send a letter to Bristol and AT Design outlining preparation requirements and to have Bristol notify all owners they have 30 days to complete these requirements. This motion was seconded by Frank Fini. Additional discussion followed and the motion was amended requiring owners shall grant access to units and provide keys if needed. Vote was taken, motion passed unanimously. Contractor selection will be ratified at the next Board of Directors Meeting.

Banking: Discussion about moving bank accounts to Florida Capitol Bank. All accounts were moved to Anchor Commercial Bank from National City/Fidelity in April 2007. Mike Staley recommends moving reserve account to Florida Capitol Bank and opening a Prime Access Account. Motion was made by Peter Harrold to move the reserve account, open a Prime Access Account and research a line of credit with Florida Capital Bank, seconded by Patty Ysursa, duly passed.

Entry Doors: Steve Valentine reported Gary Ziomek has recommended a handy man to refinish entry doors. Motion was made by Frank Fini to allow Gary Ziomek to

communicate with Steve Valentine to refinish 2-3 doors as a test, seconded by Peter Harrold, duly passed. The first door to be done will be M-3.

Spa: Frank Fini submitted information regarding resurfacing the spa. Discussion followed. Motion was made by Peter Harrold to have Frank Fini be in charge of the spa restoration. Pump to be fixed if needed and lines checked before resurfacing. Seconded by Frank Fini, duly passed.

NEW BUSINESS

Pavers: Steve Valentine reported the red brick pavers along walkways and steps are chipped in several locations throughout the community. Bids will be solicited.

Notification to Homeowners – Concrete Restoration: Notice will be sent alerting owners to the concrete restoration schedule once the contractor is selected.

Paint Survey: Painting will be scheduled once concrete restoration is completed. Tabled.

ADJOURNMENT: There being no further business to come before the Board of Directors motion was made by Peter Harrold to adjourn the meeting at 6:15 p.m., seconded by Frank Fini, duly passed.

Respectfully submitted,

Bonny Morgan, LCAM
For and on behalf of the Board of Directors