

The Jupiter Beachcomber Condominium Association, Inc.

Board of Directors Meeting Minutes

July 18, 2007

5:00 p.m.

Community Pool

Jupiter, Florida

Present:

Steve Valentine, President

Frank Fini, Vice President – speaker phone

Peter Harrold, Treasurer

Patty Ysursa – Secretary – speaker phone

Also present representing Bristol Management Bonny Morgan

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

Minutes: Motion was made by Peter Harrold to approve the June 13, 2007 meeting minutes as submitted, seconded by Patty Ysursa, duly passed.

Old Business:

AT Design Concrete Restoration Bid Update – Select Contractor – Pre Construction Restoration Preparedness – Steve Valentine reported after reviewing all bids Structure-Con proposal is recommended. Discussion followed.

Motion was made by Peter Harrold to approve Structure-Con's bid and award the contract once final terms are agreed upon, seconded by Patty Ysursa, discussion followed. Motion was amended to include Steve Valentine to sign the contract and notice of commencement. Vote was taken and motion was duly passed. Motion was made by Peter Harrold to send letter to homeowners outlining sequence schedule for concrete restoration with a special letter going to owners whose expected work will be in excess of \$1,500.00, seconded by Patty Ysursa, duly passed.

Motion was made by Peter Harrold to drawn down on the pooled reserves to fund the Beachcomber's portion of concrete restoration which is responsibility of the Beachcomber, seconded by Patty Ysursa, duly passed.

Spa/Pool Repair Update – Steve Valentine reported the spa resurfacing has been completed. Peter Harrold reported a larger pump motor and a blower is needed, approximate cost to install pump and blower is \$1,000.00, discussion followed. Motion was made by Peter Harrold to silicate three bids to install a larger pump motor and blower for the spa, seconded by Patty Ysursa, duly passed.

Entry Doors Maintenance Update – Steve Valentine reported the cost to refinish each door will be approximately \$125.00 and one door has been completed. Peter Harrold reported his unit needs a new door frame and Doug Gibson reported his unit also needs a new frame and door, Doors R Us will be contacted to inspect and fix as needed.

NEW BUSINESS

Line of Credit – Mike Staley of Florida Capital Bank outlined the line of credit terms. Discussion followed. Motion was made by Peter Harrold to authorize a line of credit with

Florida Capital Bank in the amount of \$200,000.00 under the terms and conditions as outlined by Mike Staley and all requests for funds from this line to be authorized by the President or Treasurer of the Association, seconded by Patty Ysursa, duly passed.

Lawn Maintenance – Reviewed and discussion followed in reference to service received by Lawn Keepers. Peter Harrold suggested hiring a full time all inclusive maintenance person to handle pool service, general maintenance, and lawn and irrigation maintenance. Tabled until Frank Fini arrives in the fall.

Steve Valentine reported a new maintenance committee will be appointed at the next meeting. Discussion followed.

Reported – Gate to beach is not working from the outside. Bonny to follow up.

ADJOURNMENT - There being no further business to come before the board the meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Bonny Morgan, LCAM

For and on behalf of the Board of Directors