

The Jupiter Beachcomber Condominium Association, Inc.

Board of Directors Meeting Minutes

Thursday, January 24, 2008

5:00 p.m.

Bristol Management Conference Room

Jupiter, Florida

Present:

Steve Valentine - President

Frank Fini - Vice President

Patty Ysursa – Secretary – speaker phone

Also present; Bonny Morgan representing Bristol Management.

**Quorum:** The meeting was called to order at 5:00 p.m., a quorum was established. It was noted that proper notice had been provided.

**Minutes:** Motion was made by Frank Fini to approve the November 19, 2007 meeting minutes as presented, seconded by Patty Ysursa. Discussion followed - Gary Ziomek questioned November being the last meeting. Bonny Morgan confirmed last meeting was November 19, 2007. Vote was taken, motion was duly passed.

**Old Business:**

Concrete Restoration Progress and Discuss Cost Estimates to Complete: Fred Nazare reported another inspection had been performed and findings are; there appears to be seven minor and five major balcony repairs to be done. For the work completed to date on the nine balcony systems, subject to January 2008 invoice; amount paid to Structur Con through January 10, 2008 is \$214,678. and amount paid to AT Design through December 2007 is \$23,082. Of this approximately \$29,465 will be billed to unit owners. Funds to date have been pulled from the reserve, \$250,000. line of credit has not been used. Fred Nazare estimated cost to complete remaining balcony systems could be \$397,154 including AT Design. Estimated unit owner responsibility could be \$49,108. Discussion followed pertaining to scheduling remainder of work to be done. The Board of Directors recommended halting work and begin again in September, those in attendance recommended continuing. Volunteers were solicited to contact owners over the next 10-14 days to see if access can be gained to continue on with this project. If access is denied project will begin again in September, a construction supervisor will be solicited to be onsite for approximately 2-3 months to insure work is being done properly and in a timely manner. Individual will only be needed until Frank Fini returns in November. Also discussed was waterproofing the decks at the associations expense. Gary Ziomek reported when his balcony was repaired he paid \$450.00 for waterproofing. The Board of Directors agreed to reimburse Mr. Ziomek \$450.00 for waterproofing.

Concrete Restoration – Discuss Increase of Florida Capital Bank LOC and Repayment Terms:

Motion was made by Frank Fini to increase the line of credit to \$400,000, seconded by Patti Ysursa. Discussion followed – Gary Ziomek questioned the legality of increasing a line of

credit over \$250,000. Steve Valentine reported the bank attorney has reviewed the documents and this loan does not violate the documents. Vote was taken which passed unanimously.

Entry Doors Maintenance Update: Bonny Morgan reported the L-1 door is still under warranty and Doors R Us has filed a claim for replacement. Pending.

Landscaping: Frank Fini reported landscape upgrades have been completed.

Architectural Compliance Issues – New Shutters & Placement of Electrical Conduit:

Violation at N-4 and N-3 was discussed. Steve Valentine reported he will have his repaired and recommended N-3 cover conduit with box.

Maintenance Committee Restructuring-Elimination: Steve Valentine recommended disbanding the maintenance committee, discussion followed. Motion was made by Frank Fini to eliminate the maintenance committee, seconded by Patty Ysursa, duly passed.

### **New Business:**

Convert Kitchen to Office Space: Frank Fini recommended converting kitchen to office space. Discussion followed. Motion was made by Patti Ysursa to put a phone line in the kitchen and purchase a locking file cabinet, seconded by Frank Fini, duly passed. Phone line will be limited to local calls only.

Black Top in Front of I-J Buildings: Frank Fini reported repair is needed in front of the I & J buildings, discussion followed. Steve Valentine reported black top is still functional and recommended holding off until concrete and several other projects such as painting, garage roofs and entrance are complete before addressing paving.

ARC Approvals: Architectural applications were reviewed.

Motion was made by Frank Fini to approve installation of 2 sliding glass doors with bronze frame and grey glass on the porch area at F-4

Application to install screen room was reviewed at H-4, Frank Fini reported enclosure had already been installed by Structur Con.

Pressure Washer Purchase: Frank Fini reported Bristol Management agreed to allow Beachcomber to use the pressure washer for two weeks annually in November at no charge.

Bristol Contract Price: Steve Valentine reported he had met with Steve Inglis to review maintenance contract. Steve Inglis reported the Beachcomber requires more work than the typical condo, contract stands as submitted.

### **Adjournment**

There being no further business to come before the Board of Directors motion was made by Frank Fini to adjourn at 6:20 p.m., seconded by Patty Ysursa, duly passed.

Respectfully submitted,

Bonny Morgan, LCAM

For and on behalf of the Board of Directors