

THE JUPITER BEACHCOMER CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting Minutes

Thursday, November 12, 2009

3:00 p.m.

1930 Commerce Lane, Suite 1

Jupiter, Florida

Directors Present:

Steve Valentine – President (phone)

Joan Nazare – Secretary (phone)

Mike Staley - Treasurer

Mark Lenny – Director at Large (phone)

Also present - Bonny Morgan representing Bristol Management.

Determination of Quorum – The meeting was called to order at 3:05 p.m., a quorum was established.

Proof of Meeting Notice – Bonny Morgan reported the Board of Directors meeting notice had been posted at the pool and mailbox center on Tuesday November 10, 2009 at 7:45 a.m.

Approval of Previous Meeting Minutes – Motion was made by Joan Nazare to approve the August 20, 2009 meeting minutes as submitted, seconded by Mike Staley. Motion passed unanimously.

OLD BUSINESS

- a. Paving – Parking & Roadway – Bonny Morgan and Mike Staley reviewed proposals from J&S Asphalt Paving & Maintenance, M&M Asphalt Maintenance and The Paving Lady. Photos of additional areas recommended for repair were reviewed. Discussion followed. Motion was made by Mike Staley to approve proposal from J&S Asphalt Paving & Maintenance to repair areas between the M & L buildings, reseal remainder of community and lay out and restripe, seconded by Joan Nazare. Discussion followed. Addition to motion – approve up to \$2,000 to repair additional areas as outlined in photos along the road way between the M & L buildings and roadway adjacent to J-1. Motion passed unanimously.
- b. Well Update – Bonny Morgan reported both wells have been drilled. The pump for the well at the front of the community was being hooked today. Control box delivered for the 2<sup>nd</sup> well was not the correct control box and new box has been ordered – pending. Mike Staley reported wells are producing 70-75 gallons per minute.

NEW BUSINESS

- a. ACC and/or Rental Applications
  1. Mike Staley reported interviews had taken place for rentals at A-3, H-4 and K-3. All have been approved. Rental at K-2 will be relocating due to pet violation.
  2. Application to install 36"x37" single hung window on the east wall of dining room alcove wall at M-4 was reviewed. Motion was made by Joan Nazare to deny M-4 modification, seconded by Mike Staley. Motion passed unanimously.
- b. 2010 Draft Budget – Board Approval to Mail – Motion was made by Joan Nazare to approve mailing 2010 proposed budget as submitted to members, seconded by Mike Staley. Motion passed unanimously. Tentative budget meeting is December 17, 2009 beginning at 3:00 p.m.
- c. Security System/Camera – Steve Valentine reported the Board is currently investigation installation of a security system throughout the community due to recent activities. One proposal has been

received. Board recommends keeping cost under \$10,000. Additional proposals and investigation needed.

There being no further business to come before the Board of Directors the meeting motion was made by Joan Nazare to adjourn the meeting at 3:36 p.m., seconded by Mike Staley. Motion passed unanimously.

Respectfully submitted,

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