

THE JUPITER BEACHCOMER CONDOMINIUM ASSOCIATION, INC.

Board of Directors – Budget - Meeting Minutes  
December 9, 2010  
3:00 p.m.  
Beachcomber Poolside  
Jupiter, Florida

Directors Present:

Pete Steenland - President  
Joan Nazare – Vice President  
Steve Valentine – Secretary (phone)  
Mike Staley - Treasurer

Determination of Quorum – Pete Steenland called the meeting to order at 3:00 p.m., a quorum was established.

Proof of Meeting Notice – Bonny Morgan reported notice had been posted at the pool and mailbox center 48 hours prior to the meeting.

Approval of Previous Meeting Minutes – Motion was made by Steve Valentine to approve the August 26, 2010 meeting minutes as submitted, seconded by Joan Nazare. Motion passed unanimously.

OLD BUSINESS

- a. Building Lettering/Identification – Pete Steenland and Bonny Morgan will work on getting price/sample for new lettering. Bonny Morgan reported proof has been requested from B & D Graphics

NEW BUSINESS

- a. ACC Application  
L-1 Shutters – Bonny Morgan reported application had been received from owner at L-1 to install hurricane shutters. Application was forwarded to Board of Directors for review and written consent was given. Motion was made by Joan Nazare and seconded by Steve Valentine to ratify approval for the installation of hurricane shutters at the L-1 property owned by Giuseppe DePaulis. Vote was taken and motion passed unanimously.
- b. Rental/Sale Applications - Bonny Morgan reported rental applications for units C-1 and G-4 had been forwarded to Mike Staley to complete the interview process. Mike Staley reported applications have been approved.
- c. Roof Warranty – Pete Steenland gave a report and discussion followed in reference to Latite not honoring contract when called to perform repairs and warranty start date. Warranty start date should be the date of final payment of job. Discussion followed. Suggestion of Steve Inglis is to extend warranty 2 years to cover time period Latite did not respond. Pete Steenland volunteered to contact Ryan Copple to outline wants of the association to be included when drawing up addendum to original contract. Contract will then be forwarded to the Board of Directors for review. Once approved by the Board, contract will then be forwarded to Latite for review and signature.
- d. 2011 Proposed Budget – Kathy Karmazin reviewed the proposed budget. Pete Steenland reported it is the financial obligation of the Board of Directors to approve an annual budget for the Association. Discussion followed in reference to status of bank foreclosure on the I-4 unit and possible special assessment to pay off loan. Recommendation is to hold off on special assessment until the bank has possession of I-4. Motion was made by Steve Valentine to approve the draft 4 proposed budget with notice of special assessment meeting tentatively set for January, seconded by Mike Staley. Vote was taken and motion passed unanimously.

OPEN DISCUSSION

Frank Fini requested trash enclosure under the carport near the L building be relocated. Steve Valentine reported Pete Steenland was given authorization to locate and move forward with installation of this last trash enclosure. Discussion followed – Steve Valentine suggested Eric be instructed to make sure trash enclosure is keep clean at all times and readdress concerns in approximately 12 months if needed.

There being no further business to come before the Board of Directors motion was made by Joan Nazare to adjourn the meeting at 4:10 p.m., seconded by Mike Staley. Vote was taken and motion passed unanimously.

Respectfully submitted,

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