

# THE POINTE @ JUPITER YACHT CLUB CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING

Tuesday, July 22, 2008 at 9:00 a.m.

Location: Bristol Management's Office  
1930 Commerce Lane, Suite 1, Jupiter, Florida 33458

## MINUTES

- I. **DETERMINATION OF QUORUM:** Larry Monty, Ed Sasso, Tom Krieger and Michael Barry were in attendance and Jackie Snell via teleconference. Steve Inglis was present representing Bristol Management. Susan Michel from Bristol Management opened the Ballots for the Board.
- II. **CALL TO ORDER:** The meeting was called to order at 9:01 a.m.
- III. **MINUTES:** Minutes of previous meetings will be approved at next Board Meeting.
- IV. **TREASURER'S REPORT:** Larry Monty reported the Association is in good financial position.
- V. **OLD BUSINESS: Non-recurring expense procedures.** After much discussion, a motion was made by Larry Monty, seconded by Jackie Snell that any non-routine non-emergency costs under \$1,000, Basil will take care of; \$1,000 to \$5,000 needs approval from Pres. & Treas.; and over \$5,000 complete Board approval. The motion passed unanimously.  
  
**Emergency Procedures:** Larry Monty made a motion, Tom Krieger seconded that expenses less than \$10,000 that are emergencies will be approved by management and emailed to the Board of Directors. The motion passed unanimously.  
  
**Security Cameras:** Larry Monty and Bill Specce will take the task and report at the next meeting.
- VI. **NEW BUSINESS:**
  - a) **Key Lock Box** – A motion was made by Ed Sasso, seconded by Michael Barry for Basil to replace box and keys to be given to Basil, Ed Sasso as President, Security and Bristol Management. The motion passed.
  - b) **Outside Balcony Paint** – #207 - The Board decided that Basil will do this.
  - c) **Outside Balcony Lights** – Steve Inglis will give a catalog to Ed Sasso and Jackie Snell to choose fixtures for Board approval and then displayed to owners for a vote.

**d) Garage Enclosure Ballot Count –**

- **Option #1** – Enclose the garage with no glass block. Unit cost: \$1604.  
**One (1) vote**
- **Option #2** – Enclose the garage with regular glass block. Unit cost: \$1788  
**Twelve (12) votes**
- **Option #3** – I do not wish to enclose the garage. No cost.  
**Twenty-seven (27) votes**

The Garage Project is tabled at this time.

Tom Krieger moves that:

- a) Future Board decisions be made only at properly noticed meetings of the Pointe Board of Administrators in accordance with Florida law.
- b) The future use of email and telephone calls regarding association matters be limited to exchange of information, and shall not include decision making or giving direction to Pointe staff with the exception that Ed, as the interface to Pointe staff, may use telephone or email.
- c) The future use of email regarding association matters shall include sending simultaneous copies to all Board members and to Bristol Management.

**Plastic in the Garage** - There was lengthy discussion on the plastic in the garage. A motion was made to have the test plastic in the garage removed. This motion was tabled. More lengthy discussion. A motion was made to table and obtain a legal opinion in writing. This motion passed unanimously. Mr. Monty did state that there would be legal action if the plastic was removed.

Jackie Snell requested that a correction be made to the April 4<sup>th</sup>, 2008 minutes stating that she did not nominate Larry Monty to serve as Treasurer. It was agreed that Tom Krieger made the motion.

It was requested that a letter be sent to the Master Association regarding the Open House Signs and in support of Chris at the Marina.

The meeting was adjourned at 11:20 a.m.

Respectfully submitted,

Steve Inglis, PCAM  
For and on behalf of the Board of Directors

Cc: Board of Directors  
James Hotchkiss, LCAM