

THE POINTE @ JUPITER YACHT CLUB CONDOMINIUM ASSOCIATION, INC.

**WORKSHOP MEETING
THURSDAY, MAY 22, 2008 at 9:00 A.M.
Location: POINTE LOBBY**

MINUTES

DETERMINATION OF QUORUM: Jackie Snell, Tom Krieger, and Ed Sasso were present and represented a quorum. Michael Barry and Larry Monty were absent.

CALL TO ORDER: Ed Sasso called the meeting to order at 9:39am.

Ed opened the meeting by explaining the proposed garage enclosure project. The project was expected to cost around \$80,000 which was a per unit charge between \$1600 and \$1700. The garage was to be repainted and re-stripped after the project. New bumpers would also be installed as replacements for those that are broken. The association's documents allow the board to perform material alterations up to \$150,000 without membership approval, but the Board elected to achieve a 50% plus 1 vote in favor before work would start. Glass block was to be used in coordination with CBS. The project would take 4-6 weeks to complete. Betsy Munson and Barbara Hielman, both realtors, agreed that the project would increase property values. The future replacement of the garage door would have a solid bottom to disallow leaves, dirt, etc. from entering. The installation of carbon monoxide fans and sensors would work in coordination with existing high volume fans. The decision between hurricane rated and non-hurricane rated glass block would be discussed further.

OPEN FORUM- the consensus was overwhelming for the project. There was also agreement that more glass blocks should be used. Ed mentioned that this could cause the price to go up for the project, but promised to look into it.

TASK LIST

1. Check on special assessment. Can the board charge an even amount to all units or does it have to be levied according to the % mentioned in documents.
2. Ed was to finalize the amount needed for the project.
3. Once numbers finalized, a package was to be sent with proxy for voting.