

BAY REACH CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY MEETING

THURSDAY, January 22, 2009

MEETING MINUTES

Board members in attendance: Jim Weege, Maggie Dante (via telephone), Rod Sisson, Ernie Small, Denise Huxtable, and Mickey Sprague.

Jim Weege, President called the meeting to order at 6:39 pm

Minutes from December 18th, 2008 Board Meeting were approved.

Directors Reports

Interview Committee – Two interviews took place since the last meeting. Both are recommended to be approved. The Board approved them to move in.

Fining Committee - Two fining hearings were held on 1/16/09. Bldg 1020, Unit 201 was sent a violation for unapproved tenant in their unit. The fining committee has recommended that no fine be imposed based on the information provided. Bldg 1020, Unit 102 was sent a violation for unapproved tenant in their unit. The fining committee has recommended that no fine be imposed based on the information provided.

Bldg 1025, Unit 104 was sent a violation for leaving furniture and trash in the dumpster which caused it to malfunction. The fining committee has recommended that a \$100 fine be imposed based on the information provided.

Bldg 1120, Unit 205 was sent a violation for unapproved tenant living in the unit. The fining committee has recommended that no fine be imposed based on the information provided.

Treasurer's Report – Rod reported on the operating account. There is \$114,794.54 in the operating account. There is \$34,560.66 in the escrow account and \$91,495.05 in the reserve account. We owe \$50,000 on one loan and \$40,000 on the 2nd loan.

Review Office Manager's Report –

Roof leaks: Pestana Roofing has completed the patchwork on 19 roofs so far. Mike at the Town of Lake Park agreed to give us a Master Permit to complete all of our repairs.

Termite issue: Termites were found in several units. A proposal was given to remedy the situation. The cost is \$1572.00 for the initial treatment and \$235 for re-treatment. Jim will call to try to extend the warranty to 3 years.

Jacuzzi pump: We have one new pump that will be installed by our pool man and Rees. Mickey is taking care of getting another new one online.

Parking Spaces and Garages: The office manager has updated and documented 100% of the assigned parking information for our records and a copy to the county for their records.

Review Maintenance Repairs –

Pole lights – The pole lights have been repaired and are all in working condition except for one that has a short. Will have them come back out to fix.

Fountains – need one pump to try in one fountain. If it works, we will do it to the rest. The pumps are \$50.00 for each from Home Depot. The Board approved for Rees to drain the fountains and seal them first before replacing the pumps.

Old Business

Bldg 1130 #105 – sent a complaint that his tenant was left without power for 5 days. The tenant stayed at a hotel for two days and the owner would like the association to pay for the hotel stay. The owner has already removed the amount from his HOA fees for December. The Board agreed to pay for half of the expense with the understanding that the owner must pay the remaining amount.

Keyes Committee – Board approved a committee consisting of Doug, Rod and Peter.

New Business

USA Tree Trimming – Steve gave thorough presentation on how to save Bay Reach money and improve the efficiency of our current service. The Board will review and make a decision next meeting.

Review foreclosures and vacancies – Need to find out which units have been foreclosed on. Occupants that are living in units that have been foreclosed can be evicted.

Review proposed maintenance fee collection program – postponed for the new board.

Review proposed foreclosure assistance program – postponed for the new board.

Review repair or replacement of BBQ grill – tabled until next month.

Review purchase of pressure cleaner – someone will check into which one we need for the property.

Review termite contract – Jim will check if the warranty can be extended. If so, the board will approve the proposal.

Coverage when office manager is out on leave – Arrangements have been made for someone to come in and cover the office while the office manager is out on leave. This

person will come in and train with the current office manager for two days before her departure.

Meeting was adjourned at 9:42 p.m.
Next meeting scheduled for February 26, 2008 at 6:30pm