

BAY REACH CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MONTHLY MEETING

THURSDAY, August 20, 2009

MEETING MINUTES

Board members in attendance: Ernie Small, Rod Sisson, Erika Leighton
and Mickey Sprague (by phone)
Absent Board Members: Jim Weege and Jeanne Petti

Ernie Small, Vice President called the meeting to order at 6:30 pm

Minutes from June 18, 2009 Board Meeting were approved unanimously.

Directors Reports

Interview Committee –

There have been five interviews since the last meeting, four new owners. The recommendation is to approve the interviews. The Board approved the new tenants.

Rules Enforcement Committee –

There were no rule enforcements this month.

Treasurer's Report –

The board approved putting \$50,000.00 in the Reserve Account to pay for the whole year. The board approved paying of the \$48,000.00 loan. Rod will notify the bank that they have to take the interest off the Escrow Account.

USA Trees- was unable to attend the meeting. The board will get a list together of things that are needed to be done and have a meeting with Steve to explain exactly what is needed.

Advanced National Securing- did not attend the meeting. There will be a separate meeting with Bob to explain everything that is needed. Advanced National Security will be bringing a golf cart so that they will be able to respond quicker to calls.

Review Office Manager's Report – (see attached manager's report for details)

Old Business

There was no old business

New Business

New Office Hours: The proposed office hours were approved with the condition that I will be flexible if needed. The hours will be M-W-TH-FR 8-4:30, Tuesday 10-6:30.

Board Update: Maggie Dante has resigned. Erika Leighton has been added to the Board. The proposed new check signer Erika Leighton was approved.

Maintenance: Putting shutters in place will be checked. The second floor walkways of Bldg. 1025 need to have the cement reworked. Angel will check on this. The fountain pumps are on warranty with Harbour Freight. The grill repair will go ahead with us just paying for the shipping of the parts. Mickey will order the parts.

Financials: When will the audited financials be available.

Keys Claims: When the adjusters return they provide a list of units they will be inspecting and will sign out for keys. When finished they will return the keys.

Hot Tub: Linda Leahy (1045-204) volunteered to research companies to come and inspect the hot tub and give us quotes for the repairs and possible resurface of the tub.

Meeting was adjourned at 7:25 p.m.
Next meeting scheduled for September 17, 2009 at 6:30pm