

WATERFORD POINT CONDO MINUTES OF BOARD MEETING HELD 9/18//07

Vinnie Catania brought meeting to order at 8:00 p.m. Ernie Smith and Ron Miller were absent. There were 12 unit owners present.

Jan Kraemer read the minutes of the Aug 18th meeting. They were approved as corrected by Stan Mikulski and seconded by Vinnie Catania.

Treasurers Report

- Total Cash \$ 138,452.94
- Total Reserve \$ 218,567.00
- Total Revenue \$ 631,637.87
- Total Expenses \$ 63,555.17
- Total Surplus \$ 24,653.82

Todd said we collected \$2,400.00 from the washers and dryers, and that there were a couple of washers and dryers working without money.

Managers Report – Joe Vito

- Pool has been diamond bried, handrail replaced and repairs completed
- The alcoves by east and west elevators have been repainted
- New lights installed on elevator coves and under lobby main entrance
- The new copier for office will be installed in the next week
- Approximately 54 point rails need repairs, and we only have 22 of the old ones
- Proposal to replace the handrails on both buildings was given to board
- Examples of handrails was shown at meeting

Vinnie said we need have an engineer come out and assess what rails need to repaired or replaced. We will discuss again once this is done.

Jan Kraemer made a motion to ratify the approval of the following:

Unit # 315 - Dr. Leslie Bishop and Dr. Romel Daniel – Purchase

Unit # 614 - Mounzer Saad – 1 Year Lease

Seconded by Stan Mikulski and so approved.

Vinnie asked about the cubbyhole system in mailroom to notify owners of special notices and updates etc. Joe Vito reported that cubbyhole system would not fit in mailroom. He will investigate how we can do it and report back.

Vinnie asked for a status on the permits for the trash doors. They have been filed and we are just waiting for the completion of the paperwork.

Vinnie stated we all appreciate Joe and Ed's outstanding job working on the property.

Joe is also going to try figure out a solution to the broken curbs in the parking lot and make the necessary repairs. He will possibly make the corners square instead of round.

Joe will also check on the timer to the waterfall to ensure it is set to shut off after 10:00 p.m.

There being no further business, Jan Kraemer made a motion to adjourn and it was seconded by Stan Mikulski. The next meeting is scheduled for October 16, 2007.