

**WATERFORD POINT CONDOMINIUM ASSOCIATION
MINUTES OF February 21, 2005 BOARD MEETING**

Board members present were Stan Mikulski, Vincent Catania, Jan Van Schaik, Marge Kilroy, Ron Miller, and Ernie Smith. There were 19 unit owners present.

After an open session for questions and discussion, the meeting was called to order. The meeting was held on March 2, 2006. Jan Van Schaik read the minutes of the Jan 17, 2006 meeting. Vincent Catania made a motion to accept the minutes as corrected, and Marge Kilroy seconded so passed.

Stan Mikulski stated that the actual financial statement for year-end would be mailed out by next week. The Auditor says it should be completed and law says we don't have to mail them out, but they are open and available for anyone to see.

Jan Van Schaik made a motion to ratify the approval the following lessee:
Unit 1012 - Romero Perdomo – 1 yr Lease

Committee Reports:

Marge Kilroy stated the amendments that were vote on were 73 for and 72 against. We needed 158 as a yes to pass. We will probably resubmit in the fall. We can still accept any change in proxy but not by ballot. Marge also stated she will post any new info on bulletin board if we obtain it.

Jan Van Schaik stated that many people came up and said how nice the pavers turned out and the project speaks for itself. Stan Mikulski also thanked Dan Aulk for assisting us with the project and Deco Drive and the committee for the excellent job that was done.

Correspondence:

The board received an email from Al Furtado requesting to put a banner out on the docks on safety for boating. The board decided that we couldn't allow this, as this could be a danger to our own docks and boats allowing outside boaters who are not familiar with the area and it could possibly cause damage to our docks.

The board also received a letter from Connie Mikulski requesting that we allow a speaker on hurricane preparedness to come in and speak to the condo. The board voted unanimously to allow this speaker to come in. It was so passed. This will be a separate meeting by itself for the condo owners.

Stan Mikulski stated the insurance policy premium is due March 22, 2006. The premiums have gone up 22%. We will review the policy before deciding which option to choose.

Stan asked is we would go with the 3% or 4% deductible as submitted and it was decided we would discuss it further and then come back with a decision at the next meeting. Vincent Catania suggested we approve for the \$166,365 and Marge Kilroy seconded the motion and it was so passed.

Stan Mikulski stated that someone is requesting all condo records of 2005 and we are providing them with this. We have requested our attorney establish some rules on how we put this in effect. Especially since the accountant had most of our records while they were conducting our annual audit.

Vincent Catania made a motion that we make a change on the amount of records and to be provided and copied to no more than 20 records at one time and no more that 100 pages to be copied. He also suggested we limit the days and time this copying be done. The board will review the document and go back to attorney for amendment.

There being no further business, Stan Mikulski made a motion to adjourn the meeting at 8:30 P.M. and Ron Miller seconded the motion. The next meeting is scheduled for Tuesday, March 21, 2006, at 7:30P.M.

Respectfully submitted,
Jan Van Schaik