

WATERFOR POINT CONDOMINIMUM ASSOCIATION MINUTES OF MEETING HELD ON 1/16/2007

Board Members Present: Stan Mikulski, Vincent Catania, Ron Miller, Marge Kilroy, Alex Rios and Jan Van Schaik

Board Members Absent: Ernie Smith **Attendees:** 41 Unit Owners

At 7:35 p.m. an open was held for questions and answers on any issues. At 8:00 p.m. the meeting was called to order by Stan Mikulski. Jan Van Schaik read the Minutes of the December 18, 2006 meeting. Marge Kilroy made a motion to accept the minutes as read. Ron Miller seconded the motion and it was so passed.

Financials as of December 31, 2006

Total Cash	\$ 6,813.79
Total Reserves	\$ 170,496.43
Total Revenue	\$ 760,011.57
Total Expenses	\$ 753,757.32
Net Surplus	\$ 6,254.25

Ratify approval of Purchases

Jan Van Schaik made a motion to approve the following purchasers:

Unit # PH7 – Michael E. Manley - 1 year lease
Unit # 109 – Larry Marino – 4 month lease

Vincent Catania seconded the motion and it was so passed.

Tom Long Resignation

Stan Mikulski stated the Tom Long turned in his resignation today effective January 31, 2007.

Property Improvement Committee

Ron Miller stated landscapers will mulch will be applied middle to end of January

Replacement of Glass for Unit #201

Alex Rios made a motion to pay the bill submitted by Ernest Smith of Unit #201 for \$1,800.00 to replace glass in his sliding door due to hurricane damage. The motion was seconded by Marge Kilroy and so approved.

Elevator Floors

The elevator floor in the east building was replaced with new tiles provided by the vendor at no cost to us under the warranty. We will work on the west elevator floor to see how it can be repaired or cleaned.

Dock Repairs/Dredging

Stan Mikulski stated the area under dock 20 has shoaling. A dredge company estimated the repairs would be \$2400.00 to dredge and haul away. Alex Rios made a motion we approve this work and the motion was seconded by Ron Miller and so approved.

Balconies

An engineer looked at 911, 1011 and 1005 and will make recommendations on repairs. We will request bids on the repairs recommended.

Electrical Bill

We received bill from the electrician for \$10,000.00 plus is due. This is for the work of rewiring the parking lot, pool area and shuffleboard court. Motion made to pay this by Alex Rios and seconded by Marge Kilroy, and so passed.

Pool Maintenance

It was stated the pool was leaking around the west side gutter and will need repair, and also a heater is failing and will also need to be replaced in the very near future.

There being no further business to discuss a motion to adjourn was made by Ron Miller and seconded by Marge Kilroy. The next meeting will be held on February 20, 2007.

Respectfully Submitted
Jan Van Schaik - Secretary