

WATERFOR POINT CONDOMINIMUM ASSOCIATION MINUTES OF MEETING HELD ON 2/27/2007

Board Members Present: Vincent Catania, Stan Mikulski, Ron Miller, Jan Van Schaik, Todd Troutman, Joe Barbera and Ernie Smith **Attendees:** 21 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 Vincent Catania. Jan Van Schaik read the Minutes of the December 18, 2006 meeting. Stan Mikulski made a motion to accept the minutes as read. Vincent Catania seconded the motion and it was so passed.

Financials Todd Troutman gave the financials as of January 31, 2007

Total Cash	\$ 128,302.06
Total Reserves	\$ 177,104.43
Total Revenue	\$ 72,214.32
Total Expenses	\$ 67,326.79
Net Surplus	\$ 8,887.53

Laundry Money

Todd Troutman stated we had collected \$1972.00 for the month of February

Ratify approval of Purchases

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

Unit # 1119 - John & Mary Bieber – One Year Lease

Stan Mikulski seconded the motion and it was so passed.

Property Improvement

Todd Troutman stated we got 3 bids for the removing/replacing of queen palms in the parking lot and also filling in of land near docks. Vincent Catania made a motion to go ahead and use TRI-R and try and negotiate with them for a better price. The motion was seconded by Joe Barbera and so approved. Todd Troutman and Ron Miller will negotiate with TRI-R landscapers to get the best price.

Ernie Smith also stated we should remove the 3 Jacaranda trees by the pool area. Todd and Ron will handle this with TRI-R

Balconies

Vincent Catania will contact Bromy & Cook engineers to complete repairs to the balconies at 911, 1011 and 1005. Repairing damaged point rails will also be addressed.

Pool Maintenance

Todd Troutman stated that we had received 2 bids for replacing the second pool heater. He made a motion to approve using Randall Pool Company to complete the job. The motion was seconded by Jan Van Schaik and so passed. Work will begin as soon as parts are delivered.

Payment to Owner Unit #107 for Damage to unit.

Ron Miller made a motion to pay 60% of the total fees which were \$900.00. This would mean we would issue a check to unit owner in the amount of \$540.00. The motion was seconded by Jan

Van Schaik and so approved.

Unit # 901 Leaking into #801

Vincent Catania said he will get Ed and another board member to check this out. And, then approach the owner to get the work done ASAP.

Stan Mikulski stated someone has wrap around shutters on their balcony, which is not allowed. He and Vincent Catania will investigate this issue.

Ron Miller made a motion we have some kind of newsletter sent to the owners on exactly who is responsible for any damages to units. The motion was seconded by Stan Mikulski and so approved.

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

Respectfully Submitted
Jan Van Schaik - Secretary