

# **WATERFORD POINT CONDOMINIUM ASSOCIATION**

## **MINUTES OF March 21, 2006 BOARD MEETING**

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

After an open session for questions and discussion, the meeting was called to order. Jan Van Schaik read the minutes of the February 21, 2006 meeting, which was held on March 2, 2006. Vincent Catania made a motion to accept the minutes as corrected. Ron Miller seconded the motion and it was so passed.

Stan stated there were delinquencies on maintenance fees, but he was following up with the attorney. And, there are about 5 that are constantly late and liens are being put on the properties. Vincent Catania suggested that we should be more aggressive in seeking the late fees. It will be discussed with the attorney.

### **Insurance Policy**

Stan Mikulski gave an overview of the proposed insurance changes. Marge Kilroy made a motion that we go with the 4% deductible per year for the current year. It was also stated the glass coverage we can have for \$7,464.00 on entire building, no frames. Vincent made a motion we go with the windows provided we are not already covered. It was seconded by Marge Kilroy and so approved.

Jan Van Schaik made a motion to ratify the approval of the following lessees and purchaser.

Unit # 106 - Marie Rodriguez Pena – Purchase

Unit # 1114 - Michael Darville & Patrice Spalding – 1 yr lease

Marge Kilroy seconded the motion and it was so approved.

### **Committee Reports:**

Ron Miller stated that he and Jan Van Schaik walked the building grounds with Cutters Edge to decide what we needed around the building, and we are working on it. We are still waiting for the fence and landscape estimates to complete this project.

### **Dock Update**

Stan Mikulski stated that Nero Environmental has taken us off the hold list, and we have a bill from them for \$471.00. Stan asked Jan to make a motion to pay it. She did and Vincent Catania seconded it.

Marge Kilroy asked about sending out copies of the Rules and Regulations to the owners with a cover letter. It was seconded by Vincent and so ordered.

Stan Mikulski stated that we had a speaker from Red Cross on Hurricane awareness and it was very successful and formative.

### **Treasurer Report**

Helen Altman read the treasurer's report for the board.

Total Cash	\$104,469.54
Total Reserves	\$159,931.61
Total Revenue	\$117,370.59
Total Expenses	\$108,341.83
Total Surplus	\$ 9,028.76

Helen also mentioned that someone is making remarks about the board and she resents it. We are working with our attorney and it is a legal matter. We therefore cannot discuss this.

There being no further business, Marge Kilroy 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, April 18, 2006, at 7:30P.M.

Respectfully submitted,  
Jan Van Schaik