

# MINUTES OF April 18, 2006 BOARD MEETING

Board members present were Stan Mikulski, Vincent Catania, Jan Van Schaik, Marge Kilroy, and Ron Miller. There were 12 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 March 23, 2006 meeting, which was held on March 2, 2006. Marge Kilroy made a motion to accept the minutes as corrected. Ron Miller seconded the motion and it was so passed.

## **Building Appraisals**

Stan Mikulski stated we have ordered appraisals on the buildings for replacement value for windstorm and flood. We have never done one for flood. If we do it every year the cost would be \$600 or \$700 for both. Currently we are paying \$1,300.00 for each. Marge Kilroy also stated owners might want to talk to their agents about raising the value of their individual apartments.

## **Treasurers Report read by Jan Van Schaik**

Total Cash	\$ 76,698.64
Total Reserves	\$165,988.22
Total Revenue	\$177,424.61
Total Expenses	\$173,573.95
Net Surplus	\$ 3,850.66

## **Credit Card for Tom Long**

Stan Mikulski stated we were requested to get a credit card for Tom Long in the amount of \$2000.00 so we will not have to be using his own personal credit cards and then submit expense reports. Jan Van Schaik made a motion we approve the card. Marge Kilroy second and so passed.

## **Committee Reports:**

Ron Miller stated that we would like to hire a new cleaning company. We have checked all references and they came back with excellent reviews. And we feel we have found one that will fit our requirements. After interviewing 3 companies we chose K&D. They have been in business for several years and they are within our budget. Ron made a motion we hire them. Jan Van Schaik seconded the motion and it was so ordered. We will give current cleaning company a 30-day notice.

## **Air Conditioning Grills**

The AC grills have been approved and permits are being pulled to begin the work.

## **Hurricane Preparedness Notices**

Tom will post notices on the bulletin boards. Owners were requested to leave keys with neighbors or notify the board of who has keys to their apartments.

## **Legal Fees**

Stan stated we have a legal bill of \$2999.25 of which \$1274.00 is due to a legal matter we cannot expound upon. Also an additional fee due to someone turning us in to the city of Pompano for not having the dock wiring fixed fast enough in the amount of \$ 2,829.00. Jan Van Schaik made a motion we approve paying the attorneys fees. Marge Kilroy seconded the motion and it was so ordered.

## **Water Risers on first floor pipes**

Vince Catania stated we have hired an engineer to do pipe work for the risers on the first floor. He will do the plans, conduct interviews with plumbers, and put it out for bid. There will be a special assessment for this somewhere in the amount of \$200,000.00, which will be approximately \$1,000.00 assessment per unit.

## **Fence**

Ron Miller stated we have decided to go with the company located in Pompano Beach. He made a motion to approve the hiring of Accurate Fence Inc. in the amount of \$12,544.00. Vince seconded the motion and it was so ordered.

## **Fitness Equipment**

Ron Miller stated that two of the treadmills are beyond repair. Ron made a motion we get rid of the two bad ones and replace with a new one. Vince seconded the motion and it was so ordered.

## **Parking Issues**

There is an issue of where and when people can park in car wash, service areas and manager's spot etc. as well as cars being covered in the guest parking areas. We are considering allowing parking from 7 p.m. to 7 a.m. only. The board decided that we should not change the current rules on parking, until it is discussed with the attorney before we decide on any changes.

### **Docks Electrical Rewiring**

Ron Miller made a motion we approve the \$36,910.00 for electrical and water lines put in to bring them up to code. Jan Van Schaik seconded the motion and it was so ordered.

Stan Mikulski gave an update on docks saying that the city has taken us off hold and we need to give them another drawing and an easement before they approve it. We can use the docks in the back to cover that. There will be a dock meeting next week to finalize the plans.

### **Correspondence**

Maria Fritz requested we put her notice of notary in the bulletin boards. The board denied the request, stating we would have to do it for everyone. However, she can put in on the board in the mailroom.

### **Triangle at Entrance**

Ron Miller suggested we do something to improve the look of the area to keep in line with all the upgrades we have done to the property so far. It was suggested to drill in holes and put posts in that can be removed. Tom will talk to the fence people when they are here.

There being no further business, Marge Kilroy made a motion to adjourn the meeting at 8:50 P.M. and Ron Miller seconded the motion. The next meeting is scheduled for Tuesday, May 16, 2006, at 7:30P.M.

Respectfully submitted,  
Jan Van Schaik