

## MINUTES OF BOARD MEETING HELD APRIL 15, 2008

The meeting was called to order by President Vinnie Catania at 8:50 p.m. Board Members present were Stan Mikulski, Todd Troutman, Ron Miller, Joe Barbera, and Burt Dubois. David Gillich was absent. Also in attendance was Joe Vito, Property Manager.

The minutes from the April 15<sup>th</sup> Board Meeting were read by Ron Miller, Secretary, and accepted by a unanimous vote of the Board.

Todd Troutman, Treasurer, read the Treasurer's Report:

Total Cash	\$166,235.01	Expenses	\$214,892.82
Total Reserve	\$265,296.82	Under Budget	\$ 12,138.09
Revenue	\$227,030.91		

Next, Joe Vito proposed placing slats to be woven through eight sections of cyclone fence at the front of our property for privacy and security. Accurate Fence is the proposed contractor with a price of \$678. Stan made a motion to approve with a second from Burt Du Bois, and the Board unanimously approved.

Stan asked Joe Vito about the tabled electric system for the fire alarms. More research still has to be done.

No rentals or sales were reported this month.

Todd reported that the barbecues were now united by a beautiful shelf. Umbrellas, tables, and chairs for that area are needed; Burt is going to supply Ron with a catalog to see if we can save some money. Three sets would do the job. The PIC will examine the choices and submit their committee report.

Correspondence: Vinnie received a letter from Melanie Crep of 1110 that states PH10 is being inconsiderate by flicking cigarette ashes from its balcony, being noisy, etc. Vinnie will compose a "warning letter" to the tenants and owner of PH10 and a copy of same for Ms. Crep.

Another letter was received by Ron Miller, Secretary of Waterford Point Condominiums, from David Gillich calling for a motion to terminate Joe Vito for various infractions. The Board members in attendance voted unanimously to keep Joe Vito as our manager.

Vinnie called for a motion that board members should not call, or leave a recorded message for another board member unless there is an emergency issue so critical that the issue has to be resolved immediately. Todd called for the motion to be passed with a second from Joe Barbera. All Board Members in attendance approved.

Vinnie added that the new railing system is necessary because of safety and a liability issue. Many people support the board's decision. A unit owner in the audience informed all present that we could lose our right of occupancy if a common element becomes unsafe.

Burt Dubois, of the Dock Committee and governing board member, reported that docks may not be installed by our southern property line and the auto dealership due to various city, county, and state regulations.

A move to adjourn the meeting was made by Todd with a second from Ron. All board members in attendance approved. Next meeting is on May 20.