WATERFORD POINT CONDOMINIUM ASSOCIATION
MINUTES December 14, 2010 BOARD MEETING

Board members present were Stan Mikulski, Burt Dubois, Todd Troutman, Vinnie Catania, Maria Fritz, Jan Kraemer and Al Furtado. There were 21 unit owners present.

After an open session for questions and discussion, the meeting was called to order by Stan Mikulski. Jan Kraemer read the minutes of the November 16, 2010 meeting. Motion was made by Maria Fritz to approve the minutes as read, and was seconded by Todd Troutman.

Treasurers Report:

Total Cash	$184,687.14
Total Reserves	$124,087.73
Total Revenue	$859,765.08
Total Expenses	$764,684.21
	$ 95,080.87
Owe reserves	$145,618.78
Total Variance	($ 50,537.91)

Ratify Approval of Purchases/Lessees
Jan Kraemer made a motion to ratify the approval of the following:
Unit # 1004 Gabriel Diaz – 1 Year Lease
Maria Fritz 2nd the motion.

Stan Mikulski informed us that March 2011 will be the month for committing to our insurance policy.

Vinnie Catania wanted to discuss changes to the 2011 budget prior to making a motion to approve, by adding a 2nd line item on the income side of the budget to make up for delinquent maintenance assessments. Once these issues were discussed and agreed upon by the board, Al Furtado made a motion to approve the new budget as corrected, and it was seconded by Todd Troutman.

Burt Dubois made a motion to approve the CPA audit of $3800.00, and it was seconded by Maria Fritz.

Todd Troutman made a motion to approve the appraisal of the property and it was seconded by Burt Dubois.

Al Furtado gave a report on our 21 violations issued by Broward County. He will investigate these violations and work with consultants to review what has to be done. We need to get variances which have been requested with a 2 year extension. The fee is $150.00

Joe stated the dryer on the 8th floor west building was not working, and he will look into replacing it.

Correspondence - None

There being no further business, Maria Fritz made a motion to adjourn the meeting at 8:15 P.M. and Jan Kraemer seconded the motion. The next meeting will be Tuesday, January 18, 2011, at 7:30 p.m.

Respectfully submitted,
Jan Kraemer - Secretary