WATERFORD POINT CONDOMINIUM ASSOCIATION
MINUTES October 19, 2010 BOARD MEETING

Board members present were Stan Mikulski, Burt Dubois, Todd Troutman, Vinnie Catania, Maria Fritz, Jan Kraemer and Al Furtado. There were 2 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 September 28, 2010 meeting. Motion was made by Maria Fritz to approve the minutes as read and corrected, and was seconded by Al Furtado.

Treasurers Report:

Total Cash	$ 168,213.22
Total Reserves	$114,259.50
Total Revenue	$707,794.99
Total Expenses	$611,615.73
	$ 96,179.26
Owe reserves	$148,712.19
Total Variance	($ 52,532.84)

Vinnie Catania suggested we change the wording on the agenda to read "Call meeting to order after the question and answer session. It was unanimously approved by the board and so ordered.

Ratify Approval of Purchases/Lessees
Jan Kraemer made a motion to ratify the approval of Gerald De Laura a one year lease for Unit 1018.
Maria Fritz approved and it was seconded by Todd Troutman.

Committee Reports
Joe said Surtreat will be on property for next two weeks. Once rails are done they will have to be painted. Joe will get 3 proposals for the painting. He also has spoken to Amjet regarding the sealing of the parking lot

Joe will now have a sign on his window regarding contractors must register with his office and have proper licensees and permits and workman's comp insurance before doing any work on the premises.

Todd Troutman made a motion to rescind the previous motion to repair the AC shut off valves on first floor for $2300.00. The motion was seconded by Vinnie Catania and so approved.

Todd Troutman made a motion to turn the west side paver area in to a Barb-BQ area with a grill and a picnic table for a cost of $400.00. Maria Fritz seconded the motion and it so approved.

Vinnie Catania made a motion to adopt the new fining procedure for owners 90 days past due on maintenance for non use of common elements for a fee of $100.00 per day, not to exceed $1000.00. The motion was seconded by Al Furtado and so approved.

Burt Dubois made a motion to change out the flowers inside the front lobby for a more modern motif with tall vases and indirect lighting for a cost of $800.00. It was seconded by Todd Troutman and so approved.

Distribution of new auto stickers will be discussed at the next meeting.

Correspondence - None

There being no further business, Jan Kraemer made a motion to adjourn the meeting at 8:15 P.M. and Al Furtado seconded the motion. The next meeting will be Tuesday, November 16, 2010, at 7:30 p.m.

Respectfully submitted,
Jan Kraemer - Secretary