WATERFORD POINT MAY 17, 2006 BOARD MEETING

Board members present were Stan Mikulski, Vincent Catania, Jan Van Schaik, Marge Kilroy, Ron Miller and Ernie Smith. 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 April 18, 2006 meeting. Marge Kilroy made a motion to accept the minutes as corrected. Ron Miller seconded the motion and it was so passed.

ANI Site Plan
Stan asked that we consider the ANI proposal for wireless towers on the roof. Vincent Catania made a motion to go ahead with the contract if all checks are satisfactory. Tom Long will follow thru on references, background check and Better Business Bureau check. He will inform the Board of results. .The motion was seconded by Marge Kilroy and so passed.

Minutes of Dock Meeting – April 25, 2006
Jan Van Schaik read the minutes from the April 25, 2006 Boat Dock Meeting. Marge Kilroy made a motion to approve the minutes as read. Ron Miller seconded the motion and it was so passed.

$300 Dock Fee
Stan stated that we would like to charge $300 for dock fees to help defray some of the cost of the proposed new docks. Our attorney reviewed the documents and said it would be fair.

All those on the dock waiting list will get letter with the proposal of the project. If the project is not approved the money goes back. If they move from the building the money goes back. If people refuse to pay the $300 they will be removed from the list. We should gain about 15-20 docks with the new plan. Ron Miller made a motion we approve the fee. Ernie Smith seconded the motion and it was so passed.

Parking Lot Changes
Managers Spot - May be used from 7:00 p.m. to 7:a.m. only
Car Wash Spot - May be used from 7:00 p.m. to 7:a.m. only
Service Areas - May be used from 5 P.M. to 7 A.M. from Monday to Saturday and all Day on Sunday
Triangle near parking lot entrance - May be used only by Police Cars from 7 P.M. to 7 a. m. From Monday to Saturday and all day Sunday

There was a discussion of covered cars in guest spot.

Rules & Regulations
A copy of updated Rules and Regulations was sent out via mail to all unit owners. All of the above mentioned issues are covered in the Rules. Additionally, Ron Miller noted that the Interview Committee reviews all Rules with new owners/ lessee at the time of the initial interview. Interviewees are encouraged to report any unusual happenings to the Managers Office and/or a Board Member.

Parking Stickers
There was a discussion on having parking stickers for vehicles. It was tabled for until the next meeting.

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

Unit # 103 - Patrick Ennis - One Year Lease
Unit # 106 - Maria Rodriguez-Pena – Purchase
Unit # 1114 - Michael Darville & Patricia Spalding – One Year Lease
Unit # PH19 - Thomas Troyer & Christine Sexton – Purchase

Vincent Catania seconded the motion and it was so passed.

Treasurers Report

Total Cash	$ 81,186.14
Total Reserves	$161,732.58
Total Revenue	$234,505.75
Total Expenses	$241,509,11
Net Deficit	($ 7,003.36)

Committee Report

Ron Miller gave a report on the grounds to approve the appearance and planting more trees and flowers.

Ron Miller brought up a discussion regarding the replacement of windows in the building. He would like people to stop bypassing the board regarding this issue. The general consensus was that aluminum is no longer using. Frames are basically white with grey tint windows. Some unit owners already have the white windows and they are barely noticeable. We need to put in writing what can be replaced, and owners need to get approval from the board to make these changes.

There being no further business, Ron Miller made a motion to adjourn the meeting at 8:50 P.M. and Jan Van Schaik seconded the motion. The next meeting is scheduled for Tuesday, June 20, 2006, at 7:30P.M.

Respectfully submitted,
Jan Van Schaik