

WATERFORD POINT CONDOMINIUM ASSOCIATION MINUTES APRIL, 2010 BOARD MEETING

Board members present were Stan Mikulski, Vinnie Catania, Todd Troutman, Al Furtado, Maria Fritz, Burt Dubois and Jan Kraemer. There were 23 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 March 16, 2010 meeting. Motion was made by Maria Fritz to approve the minutes as corrected, and it was seconded by Stan Mikulski.

Treasurers Report:

Total Cash \$ 117,880.08

Total Reserves \$ 114,926.04

Total Revenue \$ 230,112.51

Total Expenses \$ 200,495.72

Total Variance + \$ 29,616.79

Vinnie Catania inquired about the number of delinquencies. Stan gave an update and we will follow up and report as needed.

Jan Kraemer made a motion to ratify the approval of the following:

Unit # 101 - Daria Nacheva - 1 Year Lease

Unit # 512 - Suzanne DePasquale - Purchase

Unit # 1114 - Mary Scollan - Purchase

Vinnie Catania seconded the motion and it was so approved.

Committee Reports:

Al Furtado asked what the final cost of point rails was. Joe stated it is about \$227,000.00. We currently have a 1 year contract for \$10,000.00 which covers work they haven't done. The warranty is 5 years and covers only the work they did do.

Al Furtado says the telephone line used for conference calling to manhole is disconnected. He will try to take care of it before he leaves.

Todd Troutman made motion to replace the pool lights next time they go out with LED color lights. Cost will be about \$750.00. Vinnie Catania seconded the motion and it was approved.

Vinnie made a motion for a proposal for our diesel guy to give us options the soot from the generator that is going onto balcony of tenants. Burt Dubois seconded the motion and it was so approved.

Joe said Sure Treat will be here next week to check the spauling on the catwalks.

Todd Troutman made a motion to adjourn the meeting at 8:15 P.M. and Al Furtado seconded the motion. There being no further business. The next meeting will be Tuesday, May 18, 2010, at 7:30 p.m.

Respectfully submitted,
Jan Kraemer