

## MINUTES OF BOARD MEETING FOR JULY 22, 2008

The meeting was called to order by President Stan Mikulski at 8:00 p.m. Other board members in attendance were Ron Miller, Joe Barbera, Burt Dubois, and David Gillich. Todd Troutman was absent. Also present was our manager, Joe Vito.

The minutes of the June 17, 2008, board meeting were read by Ron Miller. David Gillich moved to approve the minutes as read with a second from Joe Barbera. The board voted unanimously for approval.

Stan read two items from the June Treasurer's Report: Total Reserves \$283,655.08, Under Budget \$42,825.92. A complete report will be given next month.

Members of the Board discussed the length of our service contract on the elevators. Joe Vito will check into our obligation.

New Tenants: 812 Moussaye and Moon, lease 7/14/08-1/13/09; 405 Amanda Brown, lease 7/14/08-7/13/09; 815 Larry and Elizabeth Mc Haffie, purchase.

Railings were the next order of business. Stan asked Burt to address this issue. Burt said that the whole rail (picket) is included in the price. This means that if a previously repaired picket/rail fails in another spot, the new repair would be done free of charge. Stan noted that the 50 or 60 we have in stock will replace the most damaged pickets.

Burt reflected that our complex isn't on the ocean. Those on the ocean can afford replacement railings. We are not as well off as the ocean condos; therefore, repair of our 36 year old rails is the best choice. Burt reports that the references he checked said Surtreat is a sound organization.

The whole rail (picket) will be guaranteed for five years. When Surtreat is done, the pickets/railings will be more solid than ever before according to Burt. We will be charged a maintenance fee on the basis of number of years we choose to have the fee. I interjected that I am unsure of what our association gets for this yearly fee.

Joe Barbera noted that 1,100 pickets need repair. The pickets with the nails are not included in this number. Joe Barbera wants all of the nailed ones to be added to the picket/rail tally. Joe Barbera asks for guarantees and better wording in the proposal of how many will be repaired. The city will want to see the proposal too.

Joe Barbera stressed that the work must be "up to code" for city approval. Safety is first; it is the number one concern.

Burt said he would find out about bringing the railings up to code. 97 nailed rails/pickets were counted on the 11<sup>th</sup> floor. Who is going to count the nailed rails to come up with a correct, accurate count?

I said since building material prices will go higher in years to come, how can Surtreat predict costs ten years into the future? Will this franchisee still be the owner of this tri-county territory?

The Board agreed to extend decision making until a special meeting which is August 29, 2008.

Stan also stated that our attorney said it is okay to park two or three motorcycles in a parking space. A motion was made by Burt to add "Two or three motorcycles may park in one parking space" to the parking regulations of our Rules and Regulations. David Gillich seconded the motion, and the board agreed unanimously.

I moved to adjourn the meeting with a second from David Gillich. The Board agreed unanimously.

Composed by Ron Miller,

Secretary of Waterford Point Condominium Apartments