

## Waterford Point Condo - Minutes of 10-16-07 Meeting

1. Meeting was called to order by President Vinnie Catania at 7:45 p.m. Jan Kramer, Co-Secretary, was absent.
2. Minutes of the September meeting were read by Ron with two corrections called for: Change "handrails" to "point rails. Also, delete the repetition of wording in Joe's report. Moved by Stan with second from Todd to accept minutes with changes.
3. Todd Troutman gave the Financial Report:  
Total Cash \$114,158.29  
Total Reserve \$223,706.51  
Total month revenue \$76,739.20  
Expenses \$61,878.34  
Surplus \$14,860.86
4. Rental of 508 to Craig and Mirra Morris for a one year lease was approved by a motion from Stan and a second from Ron.
5. Ron ranted and raved about our "toothless" rules and regulations. Two minors were using the pool unattended by adults. They said they were from Apt.419. Joe will send them a letter defining pool rules. Also, a rental truck will be towed soon because it is backed in and not allowed here overnight.
6. Joe reported on point rails inspection. Board would like him to get more bids for the point rail inspection. Vinnie noted the liability factor of having loose point rails.
7. Joe reported a one time cleaning of the brush by the bridge. We must do the cleaning of our easement area in the future. Joe also mentioned the annual planting by Tri-R consisting of 110 impatiens will be put at our main entrance. Joe will purchase several more flats for the lobby flower boxes, the half circle next to them, and the pool area. Vinnie suggests using Pop's Nursery since they have reasonable prices and delivery. Some poinsettias may be placed in the lobby itself. Also, a new palm tree will be planted to replace a dead one by the west garbage door.
8. The olive trees in back of the west building were not trimmed correctly. Joe expressed our frustration with Tri-R. We will pay for one day rental of a cherry picker to complete the thinning if Bo will do it. No check for non-performance.
9. Ron proposed a plan to remodel the lobby. No money. Stan said it was redone six years ago. Board asks Joe to have the lobby grout cleaned professionally. Joe will plant new sod around trees whose beds are too large in diameter. Joe told to remove ashtray next to first floor lobby elevator door.
10. Vinnie says Campbell Mgt. is inefficient. In a step to replace their functions, a cubbyhole system is proposed for the east wall of the lobby. Many thought that it would look ugly. Joe has sent violation of rules and regulations notices and intends to send two more.
11. A Membership Meeting will be held on Nov. 20, 2007, for amendment voting. Plan on regular meeting too. Move to adjourn was made by Ron with a second from Todd, and so moved.