

WATERFORD POINT SEPTEMBER 5, 2006 BOARD MEETING

Board members present were Stan Mikulski, Vincent Catania, Marge Kilroy, Jan Van Schaik and Ron Miller. Member absent were Alex Rios and Ernie Smith. There were 13 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 August 9, 2006 meeting. Ron Miller made a motion to accept the minutes as read. Marge Kilroy seconded the motion and it was so passed.

Treasurers Report

Total Cash	\$ 73,709.77
Total Reserves	\$151,902.76
Total Revenue	\$483,463.90
Total Expenses	\$508,430.67
Net Deficit	\$ (24,966.77)

Special Assessment

Stan stated the water and electricity for docks came out of the dock reserves and not the special assessment. Stan also stated we would need to raise the dock fees a little in the next several months. The breakdown of the assessment was mailed to all owners and also made available to the owners at the last meeting.

Ratify Approval of Lessee

Jan Van Schaik made a motion to ratify the approval of the rental of Unit # 906 Rich Goines - 1 year. Ron Miller seconded the motion and it was so passed.

Fencing & Hedges

Ron Miller stated the fence along the front of the property has been installed and the fichus hedges and other landscaping will be done in the next few weeks to complete the project.

Updates on Condo Issues

The flooring company for the east and west elevator floors will have the main Roppe rep on the property in the next 2 weeks. We are trying to get the manufacturer to put new floor in.

The plumbing project is underway. By the end of next week we will start to see new pipe along the 1st floor ceiling of the catwalk. This will take a few weeks to complete

The library is almost finished being painted.

Beginning tomorrow Tom will work with the city to get the north meter upgraded so when the new sprinkler/pool/dock line is connected we are ready with the proper equipment and are not charged sewer for the outside services. Our cost will be approximately \$850.00.

Due to poor weather, the dock clean up and sealing has not been completed. Weather permitting, it will be finished soon.

There was a complaint that the new numbers on the parking lot are not good enough. Vinnie suggested we get a bid on having a vendor redo the parking lot with new lines and numbers. This will be investigated and a decision will be made.

Motorcycle Being Stored on Balcony

The fire department stated they cannot do anything about the man in (104) who has his motorcycle on his patio. We can only try to enforce our Rules & Regulation according to our Condo Docs.

Waterford Website

Marge Kilroy stated that the website currently managed by Joe Barbera maybe taken over by Tom in October. We did thank Joe for handling this for the past year. He did an excellent job, and we appreciate all he did.

There being no further business, Jan Van Schaik made a motion to adjourn the meeting at 8:20 P.M. and Marge Kilroy seconded the motion. The next meeting is scheduled for Wednesday October 18, 2006, at 7:30P.M.

Respectfully submitted,
Jan Van Schaik