

WATERFORD POINT JULY 18, 2006 BOARD MEETING

Board members present were Stan Mikulski, Vincent Catania, Marge Kilroy, Ron Miller and Ernie Smith. There were 13 unit owners present.

After an open session for questions and discussion, the meeting was called to order. Marge Kilroy read the minutes of the June 20, 2006 meeting. Vincent Catania made a motion to accept the minutes as read. Ron Miller seconded the motion and it was so passed.

Treasurers Report

Total Cash	\$ 29,073.72
Total Reserves	\$151,517.57
Total Revenue	\$354,328.97
Total Expenses	\$363,665.53
Net Deficit	\$ (9,336.56)

There was one lease and in Jan's absence this will be presented at next months meeting.

Motorcycle Being Stored on Balcony

Vincent Catania stated that someone across the canal called him that someone on the first floor is bring a motorcycle into his apartment and storing it on the balcony. This fire violation and is against the rules. Also someone is barbecuing on the balconies. This also needs to be investigated.

Tom was asked to investigate this and rep.

Committee Report

Ron Miller stated the landscaping will be done when the sod is in place in the back. And the next phase cannot be completed until the fence is installed. The front entrance area and the lobby area are completed. Ron also stated the lawn service company is not following through as we request. We still have to change flowers in the planters in front of the Lobby. Marge Kilroy also said the property improvement committee should be able to make the decision on what is to be planted and do it.

Ernie Smith wants to get a permit to remove the Palm tree beside his apartment. The city of Pompano requires us to replace any trees we remove with trees of the same size and type. Vincent made a motion that we keep the tree. It was seconded by Ron Miller and so passed. The Board voted no to Ernie's request.

Stan Mikulski stated the there is an ongoing issue with Unit 801 and 901. The situation is being investigated and we will try and work this out with the owners.

Marge Kilroy made a motion to hire Ed Verachio on a temporary basis during July and August to assist Leonard and while Tom is on vacation. Alex Rios seconded the motion and it was so passed.

There being no further business, Marge Kilroy made a motion to adjourn the meeting at 8:30 P.M. and Vincent Catania seconded the motion. The next meeting is scheduled for Wednesday August 9, 2006, at 7:30P.M.

Respectfully submitted,
Marge Kilroy