

# **WATERFORD POINT CONDO MINUTES OF BOARD MEETING JANUARY 20, 2009**

The meeting was called to order by Stan Mikulski at 7:42 p.m.  
Members in attendance were Stan Mikulski, Kevin Bush, Jane Ferner, Burt Dubois, Dave Gillich and Dan Auch.  
Joe Vito and approximately 19 unit owners also attended.

The minutes of the December 16, 2008 were read by Dan Auch.  
Kevin Bush made a motion to approve the corrected minutes and second by Burt Dubois.  
The board unanimously voted for approval.

The treasurer's report was read by Burt Dubois, he reported we had:

Total cash:	\$143,994.64
Cash reserves:	\$327,445.08
Revenue:	\$927,446.11
Expenses:	\$822,535.91

Year to date we are under budget \$104,890.20

Jane Ferner reported on new purchases and leases:  
Unit 301 is being leased from January 15, 2009 to April 15, 2009  
Jane Ferner motioned to approve this and second by Dave Gillich

## **Committee reports:**

Burt Dubois told us he was getting bids for painting the catwalk point rails, he also was going to get bids on painting or sealing the docks when repaired. The board discussed replacing all the top boards along the entire length of the dock and repairing the west end of the dock where it is separating from the sea wall, Burt Dubois will look into bids for this repair.  
Joe Vito reported that we would have to replace ( 6 ) washers and ( 7 ) dryers at a cost of \$6000.00, a motion was made by Kevin Bush and second by Dave Gillich for this.  
Kevin Bush gave an update on Surtreats progress on point rail repair, as of this meeting the contractor is turning the corner to the north building. He also reported there will be some change orders from Surtreat due to there being more damaged rails and catwalk edges not seen by any engineers. All change orders will have to be approved by the board.  
Laura Brill was added to the parking committee.

A motion was made by Kevin Bush to have Burt Dubois to be secretary at the upcoming elections and second by Dan Auch.

**Residents to count upcoming elections will be:**

**Rosina Armenty**

**Rosemarie Zappulla**

**Kevin Bush**

**Sandy Title**

**There was a discussion of security issues around the entire property, Joe Vito will look into pricing replacing the existing keying system and also price out a security camera system which will add more cameras to the existing system and all to be recorded on a mutable day loop system.**

**Burt Dubois made a motion to adjourn the meeting and second by Dave Gillich.**

**Respectfully submitted by Dan Auch, secretary, Waterford Point**