

WATERFORD POINT CONDO MINUTES OF BOARD MEETING FEBRUARY 24, 2009

The meeting was called to order by Stan Milkulski at 7:45 p.m. Members in attendance were Stan Milkulski, Burt Dubois, Jane Ferner, Dave Gillich, Maria Fritz and Dan Auch. Joe Vito and approximately 34 unit owners also attended.

The minutes of the January 20, 2009 were read by Dan Auch. Maria Fritz made a motion to approve the minutes as read and second by Dave Gillich.

The treasurers report was read by Burt Dubois, he reported we had:

Total cash:	\$220,644.11
cash reserves:	\$327,445.08
Revenue:	\$73,755.70
Expences:	\$91,722.99

Year to date we are over budget \$17,964.29.

Jane Ferner reported that unit #919 had been sold and that the new owners would be moving in at the end February.

Committee reports:

Kevin Bush reported that Surtreat has completed all of the required point rail repair and replacements and that Surtreat was going to bring a second swing stage to speed up the catwalk edge repair and that Surtreat has completed the edge repair to the west building and are setting up to begin edge repair to the east building. Kevin reported that all inspections are going well with the city and engineering inspectors.

Joe Vito reported that dror #4 has been completed and approved bt the engineer and a change order for this drop from Surtreat for \$5008.00 was presented to the board, a motion was made by Burt Dubois to approve this and second by Dave Gillich

A change order for drop #5A for \$4628.00 and drop #6 for \$5434.00 was motioned for approval by Burt Dubois and second by Dave Gillich. Also a change order for drops #1, 2, and 3 for \$15,000.00 was motioned for approval and second by Dave Gillich.

Burt Dubois addressed security issues including new keys and security cameras and parking stickers. Burt told us he got pricing for 500 new keys and 17 new lock cylinders for \$6492.50 from Crunchies Lock Smith Inc. All new keys will be registered to each unit, it was agreed that each unit owner will be able to turn their old keys in for the new keys, up to four, at no cost, this will be a

key for key exchange. An exchange time table will be worked on by the board. Any unit owner that have two keys but want an additional key will be charged \$50.00 for that additional key. Four keys max for any one unit. Burt also informed the residents that there will be two parking stickers per unit at a cost of \$800.00 total for all.

It was agreed by the board to impliment a \$100.00 key deposit by all renters to be refunded when these keys are returned to the unit owner or Waterford Point management. Burt Dubois made a motion for approval for new keying system and sticker system and second by Dave Gillich.

Dave Gillich made a motion to change the service parking rules at both the east and west buildings, the new rules will be as follows:

1) Four service parking signs will be changed (two at the east and two at the west) to read " Service vehicles only 8:00 a.m. to 5:00 p.m. Monday thru Friday " the other two remaining spaces will stay the same " Service vehicles only 8:00 a.m. to 5:00 p.m Monday thru Saturday "

2) Change the managers parking space sign to read " no parking 7:00 a.m. to 5:00 p.m. Monday thru Saturday " instead of it current times or 7:00 a.m. thru 7:00 p.m. Monday thru Saturday.

This motion was second by Maria Fritz.

The video security camera system was tabled to the next meeting.

A motion was made by Dan Auch to approve repairs to the buildings roof system For a total of \$2838.00, these repairs will help maintain the existing roof warranty, this motion was second by Burt Dubois.

Burt Dubois made a motion to adjourn the meeting at 9:00 p.m. and second by Dan Auch.

Respectfully submitted by Dan Auch, acting secretary, Waterford Point