

WATERFORD POINT CONDOMINIUM ASSOCIATION MINUTES DECEMBER 15, 2009 BOARD MEETING

Board members present were Stan Mikulski, Jane Fehner, Maria Fritz, Todd Troutman, and Burt Dubois and Jan Kraemer. There were 20 unit owners present.

After an open session for questions and discussion, the meeting was called to order by Stan Mikulski. Jan Kraemer read the minutes of the November 17, 2009 meeting. Motion was made by Maria Fritz to approve the minutes as corrected and it was seconded by Jane Fehner.

Jane Kraemer also read the minutes from the special meeting held on November 20, 2009. Motion was made by Maria Fritz to approve the minutes as corrected and it was seconded by Jane Fehner.

Treasurers Report:

Total Cash	\$103,860.77
Total Reserves	\$288,517.09
Total Revenue	\$897,973.10
Total Expenses	\$844,625.13
Total Loss	\$ 41,688.03

Committee Reports:

Joe Vito forwarded the contract for the parking lot to the attorney with an amendment made by Amjet to add 2 additional sentences. It should then be signed by Amjet. The work will be done in 3 stages and provided we have the permits etc. it should commence by the 2nd to 3rd week of January.

Stan stated we have approached Accardi to purchase land, but they want us to buy it all the way to the canal, and that is state owned. If we do negotiate to purchase any land it would have to be approved by 75% of association owners.

Jan Kraemer did not have any motion to ratify the approval and will report them at the next meeting.

Todd made a motion we approve the full audit for a price of \$3800.00. Jane Fehner seconded the motion and it was so approved.

Burt Dubois made a motion we approve the budget for 2010. Maria Fritz seconded the motion and it was so approved.

Joe Vito will check into getting the bedroom windows cleaned for first floor tenants.

There being no further business, Jan Kraemer made a motion to adjourn the meeting at 8:20 P.M. and Todd Troutman seconded the motion. The next meeting is scheduled for Tuesday, January 19, 2010, at 7:30P.M.

Respectfully submitted,
Jan Kraemer