

WATERFORD POINT CONDOMINIUM ASSOCIATION

MINUTES April 19, 2011 Board Meeting

All board members present. There were 20 unit owners present.

After an open session for questions and discussion, the meeting was called to order by Stan Mikulski. Al Furtado read the minutes of the March 22, 2011 meeting. Motion was made by Maria Fritz to approve the minutes as read, and seconded by Burt DuBois.

Treasurers Report:

Total Cash	\$219,730.03
Total Reserves	\$119,626.50
Total Revenue	\$ 248,293.42
Total Expenses	\$ 205,924.19
Net Income	\$ 42,396.23

Ratify Approval of Purchase/Lessees

Francesca Cannone made a motion to ratify the approval of the following:

Unit # 206 Lia Hengo	- 1 year lease
Unit #519 Clay Morrison	- 1 year lease
Unit #812 DeSilvio/Verela	- 1 year lease
Unit #221 Ciccolini	- Purchase
Unit #303 Laurel Robbins	- Purchase
Unit #520 Bot Gunny Janzen	- Purchase

Maria Fritz seconded the motion for approval.

David Gillich is concerned that he cannot access the treasurer's documents as stated in the by-laws. The documents are at Campbell Property Management. He would like to resign as treasurer until these files are available to him. It was recommended that we contact Campbell to see if the Waterford Files are online so that the treasurer (David) can access them. Joe Vito is going to look into this. David will remain as treasurer until he hears the response from Campbell. Should he resign in the future he will remain as governor.

Al Furtado explained that the process of installing the fire alarm in the apartments would be approximately 20 to 30 minutes at a time, with an entry of three times per unit.

- First entry / install alarm wiring for Speaker in each bedroom
- Second entry / wire inspection with fire Marshall
- Final inspection / check alarm and smoke detector too

We will be notified of the dates of this process in advance. We must have keys in the managers office, for access to each unit. We currently have 39 units without keys in the manager's office.

The time frame to complete this project is nine months.

Parking sticker distribution will be in the lobby April 21st & 22nd (Thurs. & Fri.) from 4-6pm.

Correspondence – None

Maria Fritz made a motion for the Brickman Group to do the tree trimming. The proposed amount \$4,968.00. Ron Miller recommends that someone supervises to make sure they are trimmed properly. (Villa & Son wanted \$5400.) Francesca Cannone made motion to approve, Al Furtado seconded the motion.

There being no further business, Burt DuBois made a motion to adjourn the meeting at 8:15 P.M. and David Gillich seconded the motion. The next meeting is May 17, 2011 at 7:30 P.M.

Respectfully submitted
Francesca Cannone - Secretary