

**WATERFORD POINT CONDOMINIUM ASSOCIATION
MINUTES January 18, 2011 BOARD MEETING**

All board members present. There were 24 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 December 14, 2010 meeting. Motion was made by Maria Fritz to approve the minutes as read, and was seconded by Todd Troutman.

Treasurers Report:

Total Cash	\$153,332.26
Total Reserves	\$121,455.71
Total Revenue	\$938,763.40
Total Expenses	\$840,330.09
	\$ 98,433.31
Owe reserves	\$143,952.12
Total Variance	(\$ 45,512.81)

Ratify Approval of Purchases/Lessees

Jan Kraemer made a motion to ratify the approval of the following:

Unit # 104 Ryan Murphy – 1 year lease
Unit # 106 Rebecca Closter – Purchase
Unit # 203 S. De Angelo – Purchase
Unit # 510 Koshrow Bozorg - 1 year Lease
Maria Fritz 2nd the motion.

Joe Vito presented 3 bids for the concrete repair on the roof, 2 balconies and some catwalk areas. He will fine tune them and present again in 2 weeks for approval.

Joe will remove weeds from overhang roof at lobby entrance.

Burt Dubois made a motion to approve \$600.00 for repainting the lobby area and put new lights by elevator. The motion was seconded by Todd Troutman.

Burt Dubois reported new stickers will be available at the annual meeting and thereafter at the manager's office.

Al Furtado gave a report on fire alarm and elevator projects. He is working closely with the City of Pompano Beach and the companies involved in the process. This will be an ongoing project for at least 1-2 years.

Correspondence - None

There being no further business, Todd Troutman made a motion to adjourn the meeting at 8:15 P.M. and Jan Kraemer seconded the motion. The next meeting will be Tuesday, February 15, 2011, at 7:30 p.m.

Respectfully submitted,
Jan Kraemer - Secretary