

WATERFORD POINT CONDOMINIUM ASSOCIATION MINUTES MAY 19, 2009 BOARD MEETING

Board members present were Stan Mikulski, Bert Dubois, and Todd Troutman and Maria Fritz was on by speaker phone. There were 19 unit owners present.

After an open session for questions and discussion, the meeting was called to order by Stan Mikulski. Burt Dubois read the minutes of the April 21, 2009 meeting. Motion was made by Maria Fritz the minutes be approved as corrected and it was seconded by Todd Troutman.

Treasurer, Burt Dubois reported the following:

➤ Total Cash on Hand	\$ 46,864.92
➤ Total Reserve	\$346,118.02
➤ Total Revenue	\$304,042.07
➤ Total Expenses	\$456,595.36
➤ Negative Balance	\$152,553.29

Burt said all of the Negative Balance is related to the Surtreat project which is now completed and all bills have been turned in and paid.

Committee Reports:

Joe Vito also stated that Surtreat is putting together a maintenance program and they should have it by next month. Burt says there are several different prices quoted, but we need to clarify which one is the valid one.

Joe Vito stated the dock project will begin on Thursday, May 21st.

Stan stated that bill for the full audit is \$5,500.00, less a \$250.00 discount. Actual cost is \$5,250.00. Todd made a motion to approve the payment and Maria Fritz seconded the motion.

Burt Dubois made a motion to ratify the approval of the following Purchasers/Lessees:

- Unit # 903 - Tanya Castaneda - 1 Year Lease
- Unit # 1103 - Nicholas and Deborah Papadopoulos – Purchase

Todd Troutman seconded the motion is it was so passed.

Joe said we are having a pigeon problem as people are feeding them pigeons and that is why they come back. Perhaps we should be a notice up on the bulletin regarding this issue.

Todd Troutman made a motion to make the payment of \$3,000.00 to Bresnick for bringing the pump up to standard. Burt Dubois seconded the motion it was so passed.

There being no further business, Maria Fritz made a motion to adjourn the meeting at 8:45 P.M. and Burt Dubois seconded the motion. The next meeting is scheduled for Tuesday, June 16, 2009, at 7:30P.M.

Respectfully submitted,
Jan Kraemer