

**WATERFORD POINT CONDOMINIMUM ASSOCIATION  
MINUTES OF MEETING HELD ON April/17/2007**

**Board Members Present:** Vincent Catania, Stan Mikulski, Ron Miller, Todd Troutman, and Ernie Smith, Joe Barbera

**Board Members Absent:** 0

At 7:30 p.m. an open discussion with the owners was held with an insurance representative to discuss options regarding condominium insurance costs. Vincent Catania opened the regular meeting at 8:00 p.m.

Minutes of the March meeting was read and accepted.

**Financials as of March 31, 2007**

Total Cash	\$ 86,992.62
Total Reserves	\$ 185,091.12
Total Revenue	\$ 78,952.15
Total Expenses	\$ 93,070.37
Net deficit	\$ -16,131.39

**Ratify approval of Purchases**

A motion was made a motion to approve the following purchasers:

Jeff Sherman lease 1yr. PH4  
Amy Roth 1yr. lease 901  
Joy and Michael Murray 715 purchase.

Correspondence: The letter from Betty Spitaleri Unit 917 was read in which she asked for monthly fees to be automatically deducted. The board concluded that the condo documents call for quarterly payments. Therefore she must abide by these documents.

Approval was given by the board to put concrete repairs out for bid.

A letter from Becker and Poliakoff dated April 4, 2007, was read concerning the dock changes. The lawyer concluded that the dock modification was not a material change The board reviewed the fact that expenses so far have not exceeded the \$25,000 limit.