

# SHORE CLUB CONDOMINIUM ASSOCIATION, INC.

## BOARD OF DIRECTORS MEETING MINUTES Thursday, October 08, 2009

**Call to Order:** President David Radich called the meeting to order at 7:00P.M.

**Proof of Notice:** Given

**Roll Call to Establish Quorum: Present:** David Radich, Cheryl Yaeger, Wayne Merrill, Harold Malinsky, Steve Merritt, Steve Hillberg **Absent:** Ken Assal

**Reading of Minutes:** Motion made by Wayne Merrill and seconded by Harold Malinsky to approve the 08/06/09 Board Meeting minutes. Motion passed unanimously.

### Committee Action Items:

#### Facilities Oversight

**AIC:** Motion made by Steve Hillberg and seconded by Harold Malinsky to approve Architectural Improvement Application from Harrow/Samourides, S-15F, dated 9/30/09 for apartment renovation subject to the following conditions:

1. Confirmation that cork will be installed under all tile except balcony and elevator foyer
2. Require installation of cork under laminate flooring
3. Written concurrence from owner of unit S-15E for elevator foyer alterations

Motion passed unanimously.

Motion made by Harold Malinsky and seconded by Steve Merritt to approve Architectural Improvement Application from Echavarria, E-10D. Motion passed unanimously.

**Facilities Report:** Brief update from Steve Hillberg about Driveway Lighting.

### Financial

#### Treasurer's Report:

	Month to Date			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income <sup>(1)</sup>	\$ 119,575	\$ 115,914	\$ 3,660	\$ 1,050,486	\$ 1,047,252	\$ 3,233
Expense <sup>(2)</sup>	\$ 112,815	\$ 123,155	\$ 10,340	\$ 1,009,453	\$ 1,078,698	\$ 69,444
<b>Net Surplus/(Deficit) <sup>(3)</sup></b>	<b>\$ 6,759</b>	<b>\$ (7,241)</b>	<b>\$ 14,000</b>	<b>\$ 41,032</b>	<b>\$ (31,445)</b>	<b>\$ 72,478</b>

<sup>(1)</sup> Late Fees

<sup>(2)</sup> Insurance, Maint. Salaries

1. Continue to run favorable to budget (reduced insurance rate and maintenance salaries)
2. Significant reduction in AR (\$35k)

**2010 Budget Process:** Motion made by Cheryl Yaeger and seconded by Wayne Merrill to schedule the 2010 Shore Club Budget Meeting for December 10, 2009 at 7:00 pm. Motion passed unanimously.

**Community Relations** –no action

**Rules and Regulations**- no action

**Strategic Planning**- no action

### **Manager's Report**

#### **Maintenance**

1. A new sump pump we installed in the pool room on 8/3/09.
2. A new A/C was installed for the gyms and bathrooms at the beach club on 8/3/09.
3. A new lock was installed on the maintenance door on 8/3/09.
4. A clogged washing machine drain was cleared on 8/4/09.
5. Pool light timers were changed to photocells on 8/5/09.
6. A new bulb for the aircraft lights were installed on 8/6/09.
7. A leaky expansion joint was repaired on 8 /10/09.
8. The extra phonebooks in the mailrooms were thrown out on 8/14/09.
9. The shower drains in the beach club were cleared on 8/17/09.
10. A hole on the a/c closet door in the south mailroom was patched on 8/18/09.
11. A leak coming from the dehumidifier in south storage room # 3 was fixed on 8/18/09.
12. The pole on the exit ramp gate was adjusted on 8/20/09.
13. Two clogged drains on the upper deck were cleared and new covers were installed on 8/20/09.
14. The soda machines were removed from the property on 8/24/09.
15. A new seal was installed on the hot tub pump on 8/24/09.
16. A crack on the large sofa outside the beach club was repaired on 8/26/09.
17. The pavers at the Tiki bar were washed and sealed on 8/27/09.
18. The wooden pool fence was water sealed on 8/31/09.
19. The gym walls were painted on 8/31/09.
20. On 8/29/08 the North West corner of the south building was struck by lightning. This caused 2 security cameras, the keyfob system and the east EF elevator to fail. All systems were restored as soon as possible.
21. A new valve for the beach shower was installed on 8/31/09.
22. Several exterior trash room, catwalk, electrical, and storage room doors were painted in the south building.
23. A gas leak at the gas meter for the roof boilers was repaired on 9/2/09.
24. Pavers that were popping up at the pool area were repaired on 9/3/09.
25. The main breaker for apartment S 5A was replaced on 9/4/09.
26. Fire gibs were installed on all 6 elevators on 9/11/09. Gibs prevent the outer doors from getting stuck during a fire.
27. A new hot tub heater was installed on 9/17/09.
28. A new fan motor was installed in the A/C in the east EF elevator machine room.
29. The carwash door was repaired on 9/25/09.
30. New clips and leg caps were purchased for the beach chairs on 10/1/09.
31. The green box by the Beach Club driveway was painted on 10/2/09.
32. The broken sprinkler pipes by the alley and 33rd ave were repaired on 10/2/09.

#### **NOTES:**

We are currently looking into different ways to isolate the wells and settling tanks from the garage drains. Hopefully we can modify the current system so that water doesn't back into the garage again.....

For a few months now, the Board and I have been looking into heating the pool and hot tub with a geo-thermal system. Geo-thermal is the most efficient system around and can save the Shore Club tens of thousands of dollars per year. More will be reported during the next BOD meeting in December.

## **OLD BUSINESS**

**OB-1: Labor Negotiations:** Motion made by Cheryl Yaeger and seconded by Wayne Merrill to approve legal services agreement with Greenberg Traurig with proposed pricing schedule limiting fees for negotiations, and defense of any related unfair labor practice charges which may result from negotiation process. Motion passed unanimously.

**OB-2: Trees: Motion** made by Harold Malinsky and seconded by Cheryl Yaeger to relocate 4 coconut palms to the north side of the property replacing them with smaller, slower growing palm trees at a cost of \$4,250 to be paid out of special assessment. Motion passed unanimously.

## **NEW BUSINESS**

**NB-1: 2010 Board Meeting Schedule:** Motion made by Wayne Merrill seconded by Harold Malinsky to approve proposed 2010 board meeting schedule.

ANNUAL MEETING February 10, 2010;

Organizational Meeting February 18, 2010

**Board of Directors Meetings:** April 8, 2010; June 10, 2010; August 12, 2010; October 14, 2010; December 9, 2010. Motion passed unanimously.

**NB-2: 2010 Lightning Rods:** Motion made by Cheryl Yaeger and seconded by Harold Malinsky to approve proposed repair of the lightning rod on the East Building and installation of a lightning rod on the South Building from Pomeroy at a cost of \$21,600.

### **Non Agenda Item**

Motion made by Steve Hillberg and seconded by Wayne Merrill to amend the agenda to discuss Birch Park back gate during Boat Parade. Motion passed unanimously.

**Birch Park:** Motion made by Steve Hillberg and seconded by Harold Malinsky to write letters to appropriate politicians from the board requesting the back gate to Birch Park be open during the Boat Parade. Motion passed unanimously.

**Adjournment:** Motion made by Harold Malinsky and seconded by Wayne Merrill to adjourn the meeting. Motion passed unanimously.

Meeting adjourned at 8:33 P.M.

Respectfully submitted,

Wayne Merrill, Secretary