

SHORE CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES Thursday, April 2, 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 Steve Hillberg

Reading of Minutes: Motion made by Wayne Merrill seconded by Harold Malinsky to approve the Organizational Meeting February 19, 2009, BOD Meeting, February 19, 2009, Special Budget Meeting for Insurance Deductible, March 25, 2009 minutes. Motion passed unanimously.

President David Radich: "Without objection, I intend to vary the order of business to expedite the meeting, hearing none, so ordered."

NEW BUSINESS:

1. **Board Vacancy:** Motion made by Cheryl Yaeger and seconded by Harold Malinsky to acknowledge receipt of Steve Glassman's resignation from the board of directors effective February 25, 2009. Motion passed unanimously.

Motion made by Cheryl Yeager seconded by Harold Malinsky to nominate Ken Assal to fill the open board seat for the remainder of the term through February 2010. Motion passed unanimously. (Ken Assal joined the rest of the Board at the table)

Motion made by Cheryl Yaeger and Seconded by Harold Malinsky to nominate Ken Assal as Treasurer. Motion passed unanimously.

2. **Bank Signatories:** Motion made by Cheryl Yaeger seconded by Harold Malinsky to remove Steve Glassman's name from the bank signature authorities and add Ken Assal's. Motion passed unanimously.

Committee Action Items:

Financial

Treasurer's Report: March 31, 2009

	Month to Date			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income ⁽¹⁾	\$ 116,080	\$ 115,914	\$ 166	\$ 349,592	\$ 350,317	\$ (725)
Expense ⁽²⁾	\$ 112,034	\$ 113,486	\$ 1,452	\$ 323,599	\$ 345,539	\$ 21,940
Net Surplus/(Deficit) ⁽³⁾	\$ 4,046	\$ 2,428	\$ 1,618	\$ 25,994	\$ 4,779	\$ 21,215

Motion made by Cheryl Yaeger seconded by Ken Assal to approve the December 31, 2008 audited financial statements. Motion passed unanimously.

Facilities Oversight

AIC- Motion made by Cheryl Yaeger seconded by Steve Merritt to approve the kitchen remodeling in S-8F. Motion passed unanimously.

Community Relations –no action

Rules and Regulations- no action

Strategic Planning- no action

Manager's Report: (Daniel Dominguez)

Special Assessment Project Updates

- **Driveway, Entrance, Landscaping Project:** Work began on repairing the driveway dip on January 29 and was completed in about 2 ½ weeks.
- **Lobby Bathrooms:** Both bathrooms are about 98% complete. Just a few minor touch ups left to do.
- **The coconut palm tree** that was blocking the monument sign was moved 3 feet to the west on February 26th.

Maintenance

- A new camera was installed. This camera captures visitor's face and car when they pull up to the gate arm.
- A water supply line for the spa cracked on February 16th and was repaired the same day.
- New shower heads were installed in the beach Club showers on February 18th.
- A new thermostat was installed in the south building's boiler on February 20th.
- The AC vent covers were painted in both gyms on February 20th.
- The 6 a/c's in the elevator machine rooms and the a/c in apartment S-2E were added to our current preventive maintenance contract with AA Air.
- Pool heater # 2 was repaired on March 2nd.
- A new thermostat was installed in S 2E on March 2nd.
- The annual trash chute cleaning was completed on March 4th.
- The east building's front door paddle was repaired on March 5th.
- A new light fixture was installed on the 10th floor of the south building on March 9th.
- 6 electrical boxes on both roofs were rusted. The rust was removed and the boxes were primed and painted on March 10th.
- 3 condenser grilles on the south roof were wire brushed and primed on March 10.
- The old concrete barriers in front of the lower guard office were removed and new posts were installed on March 12th.
- The rusted shopping cart boxes in the south CD garage lobby were primed and painted on March 12th.
- Both CD garage lobbies were painted.
- A new flag was raised on March 16th.
- A new pool vacuum switch was installed on March 17.
- The pool light transformer box was replaced on March 17th. The old one was rusted.
- 3 landscape fixtures were replaced with new fixtures at the beach club on March 17th. The old fixtures were rusted.

- A meeting with the security staff was held on March 18th. We discussed several issues.
- A new water fountain was installed on March 19th at the Beach Club.
- A new filter for the water fountain was installed on March 19th.
- The annual cooling tower maintenance was completed on March 20th.
- The hot tub heater was repaired on March 20th.
- The East AB and CD elevator handrails were tightened on March 24th.
- The annual fire extinguisher and fire hose inspection was completed on March 24th.
- The weeds in the front lawn of the beach club were sprayed on March 25th.
- The waste disposal in the club room kitchen was replaced on March 26th

OLD BUSINESS

OB-1: Labor Negotiations: No further update.

NEW BUSINESS

NB-1: Upper Deck: Motion made by Cheryl Yeager seconded by Harold Malinsky to approve the bid from Robmar Waterproofing, Inc. to repair the upper deck leaks at a cost of \$8,950. Motion passed unanimously.

Adjournment: Motion made by Ken Assal seconded by Harold Malinsky to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:40 P.M.

Respectfully submitted,

Wayne Merrill, Secretary