

SHORE CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES Thursday, August 13, 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 Steve Merritt, Steve Hillberg, Ken Assal (by phone) **Absent:** Harold Malinsky

Reading of Minutes: Motion made by Cheryl Yaeger and seconded by Wayne Merrill to approve the June 11, 2009 Board Of Directors Meeting Minutes NO BEVERAGE LOCKERS will be acquired or installed as the minimum requirement of 10 deposit checks was not achieved. Motion passed unanimously.

Committee Action Items:

Facilities Oversight

Financial

As of July 31, 2009

Treasurer's Report:

	Month to Date			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income ⁽¹⁾	\$ 115,982	\$ 116,327	\$ (345)	\$ 814,500	\$ 815,062	\$ (562)
Expense ⁽²⁾	\$ 116,422	\$ 120,270	\$ 3,848	\$ 784,268	\$ 837,640	\$ 53,372
Net Surplus/(Deficit) ⁽³⁾	\$ (440)	\$ (3,943)	\$ 3,503	\$ 30,232	\$ (22,553)	\$ 52,785

Community Relations

1. **Club Room use on Holidays:** Room is not available on the following holidays and holiday weekends: New Years, Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas.

Rules and Regulations

Strategic Planning

Manager's Report: (Daniel Dominguez)

Maintenance

1. Low Voltage lights are out on the main driveway and were repaired on 6/12/2009.
2. Garage sprinkler valve was not holding water and was replaced on 6/16/2009.
3. Refrigerator in the manager's apt was not working properly and was repaired on 6/17/2009.

4. Some locks on the property are loose or had a broken key in them. They were fixed on 6/17/2009.
5. The old door closer on S 11 AB catwalk was installed on 6/17/2009.
6. Lobby flowers were purchased on 6/17/2009.
7. South A stack guest bathroom drain was snaked out on 6/17/2009.
8. S-AB elevator sump pump leaking was repaired on 6/17/2009.
9. Garage sprinkler system flow switch was replaced on 6/18/2009
10. South AB elevator phone not working. AT&T repaired the line on 6/19/2009.
11. Broken stop button cover for the spa was replaced on 6/22/2009.
12. Elevator machine room Danger signs (as per county inspection) were installed on 7/1/2009.
13. Leak in men's bathroom in east building was repaired on 7/1/2009.
14. Paper towel holder by beach gate is broken and replaced on 7/1/2009.
15. Outlet by carwash was replaced on 7/7/09.
16. Upper deck perimeter light poles were caulked on 7/7/2009.
17. One row of catwalk lights was out in south and east building. This was fixed on 7/7/2009
18. A leaky drain pipe from S5E master bathroom tub was repaired on 7/8/2009.
19. Algae on east perimeter wall was removed on 7/8/09.
20. East CD dryer fan motor was replaced on 7/9/2009.
21. Old beach chairs were thrown out and south area of the beach club was cleaned up the 7/9/09.
22. Carwash door was repaired on 7/9/2009.
23. East lobby door lock was repaired on 7/10/2009.
24. Loose parking stops were glued down on 7 /14/09.
25. Leaks in garage were repaired on 7/14/2009.
26. New Beach Chairs 7/14/09.
27. 2 small refrigerators @ the Beach Club bar were repaired on 7/14/2009.
28. New 1901, 1905 signs were installed on 7/15/09.
29. In order to prevent sand from washing in from 33rd Ave, new drainage, and pavers were installed on 7/15/2009.
30. A cracked pipe from E 8D master bathroom drain was repaired on 7/15/09.
31. Hot tub flow valve was repaired on 7/15/2009.
32. 3rd floor catwalk received some touch up paint in some needed areas on 7/15/09.
33. 6 bikes in garage were thrown away 7/16/2009.
34. Storage for apt 14A caved in and was repaired on 7/17/09.
35. Pump house roof received some touchup paint on 7/17/09.
36. South Alley Landscaping was installed on 7/20/2009.
37. South building lobby doors were painted on 7/22/09.
38. Vent Cover was blown off by high winds and was reinstalled on 7/22/09.
39. New drain covers were put on the south west part of the upper deck on 7/23/09.
40. Hot Tub back flow valve was repaired on 7/24/09.
41. New cast iron skimmer basket was installed on 7/25/09.
42. A new gate arm was installed for the visitor's gate on 7/27/09.
43. The garage cleaning was completed on 7/29/09.
44. The annual tree trimming was completed on 7/29/09.
45. Several areas where pavers were popping up at the Beach Club were repaired on 7/27/09.
46. East Cooling Tower fan motor and gearbox were replaced on 7/29/09.
47. Old light fixtures above the entrance/exit gate in the lower garage were replaced with new fixtures on 7/29/09.
48. Gym AC was replaced on Monday 8/3/09.
49. Broken maintenance room door was replaced on 7/29/09.

OLD BUSINESS

OB-1: Labor Negotiations: No further update.

OB-2: Live Oak Trees: Discussion no action taken.

NEW BUSINESS

NB-1: Soda Machines: Motion made by Wayne Merrill and seconded by Cheryl Yaeger to remove the two soda machines located in the garage and pool area. Motion passed unanimously.

NB-2: Exterior Door Replacement: Motion made by Cheryl Yaeger and seconded by Ken Assal to approve the replacement of three exterior doors from The Door Factory at a cost of \$5,287.00 plus permit fee. Motion passed unanimously.

NB-3: Air Conditioning Repairs: Motion made by Steve Hillberg and seconded by Wayne Merrill to ratify the repair of the east cooling tower coupling at a cost of \$2,541. Motion passed unanimously.

Motion made by and seconded by Cheryl Yaeger and seconded by Wayne Merrill to ratify the purchase of replacement air conditioner for fitness rooms at a cost of \$4,500. Motion passed unanimously.

Motion made by Cheryl Yaeger and seconded by Steve Hillberg to approve the repair to the gear box at a cost of 5,743 and replace the motor for \$1,518. Motion passed unanimously.

Adjournment: Motion made by Cheryl Yaeger and seconded by Wayne Merrill to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:47 PM.

Respectfully submitted,

Wayne Merrill, Secretary