

SHORE CLUB CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Tuesday, February 19, 2009

Call to Order: President David Radich called the meeting to order at 7:15 P.M.

Proof of Notice: Given

Roll Call to Establish Quorum: Present: Steve Glassman, Steve Hillberg, Harold Malinsky, Wayne Merrill, Steve Merritt, David Radich, Cheryl Yaeger

Reading of Minutes: Motion made by Wayne Merrill seconded by Cheryl Yaeger to approve the 12/11/08 Board Meeting, 2009 Budget Meeting, and the 2009 Annual meeting minutes. Motion passed unanimously.

Facilities Oversight

1. **AIC** –(none)

Financial

Treasurer's Report:

	Month to Date			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income ⁽¹⁾	\$ 117,278	\$ 117,876	\$ (598)	\$ 117,278	\$ 117,876	\$ (598)
Expense ⁽²⁾	\$ 108,806	\$ 117,083	\$ 8,277	\$ 108,806	\$ 117,083	\$ 8,277
Net Surplus/(Deficit) ⁽³⁾	\$ 8,472	\$ 794	\$ 7,678	\$ 8,472	\$ 794	\$ 7,678

Community Relations

Rules and Regulations

Manager's Report: (Daniel Dominguez) Manager's Report February 19, 2009

Special Assessment Project Updates

1. **Driveway, Entrance, Landscaping Project:** On 1/27/09 a meeting was held between Rhett Roy Landscape Architects, Robmar General Contracting, Spec Engineering, and Campbell Property Management in order to resolve the payment issues for the repair work. All parties agreed to an amount and the permit application was submitted on 1/28/09. The permit application was quickly expedited and work began on the 29th. The driveway repair should be completed by 2/20/09.
2. **Monument sign and Canopy** were installed on 12/22/08.
3. **Door buzzers and locks for the 2 front lobby doors** were installed on 12/15/08.
4. **The Beach Club area light poles** were installed and passed inspection.

Maintenance

1. On 12/15/08 DEC Electric removed the old tele-entry boxes. A new relay box was installed for the door buzzer and placed in the garage.
2. On 12/5/08 a new solenoid was installed for the Beach Club irrigation.
3. On 12/9/08 a new vacuum hose and squeegee were installed on the scrubber.
4. A new pool heater was installed on 12/9/08.
5. New icemaker was delivered and installed on 12/11/08.

6. 2 leaks in garage from loose couplings completed on 12/11/08.
7. Leak in E storage room 4 was stopped on 12/11/08.
8. Roof door in south building was adjusted to close properly on 12/12/08.
9. The garage gate was lubed on 12/19/08.
10. Leak by lower parking space 257 was stopped on 12/19/08.
11. On 12/25/08 2 FPL feeders failed and the Shore Club was without power. Power was restored 24 hours later. I was able to come in and monitor our emergency systems. All emergency systems worked correctly during the outage.
12. Garage leak over space #L114 was stopped on 12/31/08.
13. On 12/31/08 a new battery backup pack was purchased for the south office.
14. Pool fence lock was repaired on 1/5/09.
15. On 1/7/09 the new gym signs were installed.
16. S10 B Washer drain was backed up on 1/8/09. Drain was cleared.
17. Christmas trees were thrown out on 1/9/09.
18. Beach Club refrigerator was defrosted on 1/15/09. It is now working.
19. The Association apartment's refrigerator ice machine was replaced on 1/16/09.
20. South Building women's bathroom toilet flapper was replaced on 1/16/09.
21. South CD apartments getting water backing up from the kitchen drain. A plumber cleared the main drain line about 75 feet for the CD stack on 1/19/09.
22. S11C Washer drain was backed up on 1/21. Drain was cleared.
23. South Building E stack AC Supply line cracked and leaking on roof. Pipe was replaced on 1/22/09
24. Irrigation leak into maintenance shop was stopped on 1/23/09.
25. Stainless steel rail in S EF elevator was reinstalled on 1/23/09
26. Boiler in south building failed on 2/5/09 new parts on order.
27. East building exit door closers on east side were adjusted on 2/6/09.
28. The pool pump motor failed and a new motor was installed on 2/10/09.
29. The Broward County Health Department conducted an inspection of the pool and pool equipment rooms on 2/10/09; passed the inspection.
30. On 2/11/09 a new camera was installed on upper driveway. The new camera catches the visiting driver's face.
31. Flag Pole light fixture was replaced with a smaller fixture on 2/12/09. The larger fixture was bothering some of the residents.
32. South Lobby door closer was adjusted on 2/12/09.
33. South Lobby exit door (west) handle was repaired on 2/12/09.
34. A new thermostat was ordered for the Beach Club Water Fountain.
35. The pool company sent us a new pool guy 2 weeks ago. He has been doing an excellent job and spends about 1 hour – 1 ½ hours cleaning and maintaining the pool

OLD BUSINESS

OB-1: Labor Negotiations: The unfair labor practice claim was dismissed.

OB-1: Driveway Update: No Action Taken.

NEW BUSINESS

NB-1: Board Financial Disclosures: Motion made by Cheryl Yaeger seconded by Wayne Merrill to incorporate Board financial disclosures from the most recent election cycle into Board minutes. Steven Hillberg, Harold Malinsky, and Steve Merritt, each completed financial disclosures and have each reported no conflict of interest. Motion passed unanimously.

NB-2: Unit Owner H06 Policies: Motion made by Cheryl Yaeger seconded by Harold Malinsky to delay requesting evidence of insurance from unit owners until the 2009 Florida legislative session concludes as the terms of the regulation may change. Motion passed unanimously.

NB-3: Tele-entry Replacement: Motion made by Harold Malinsky to replace tele-entry at a cost not to exceed \$1,500. Motion died due to lack of second. Item tabled until the next Board meeting.

NB-4: Upper Deck Warranty: No Action Taken

NB-5: Pool Equipment: No Action Taken

ADJOURNMENT: Motion made by Harold Malinsky seconded by Wayne Merrill to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 8:32 PM

Respectfully submitted,

Wayne Merrill, Secretary