

SHORE CLUB CONDOMINIUM ASSOCIATION, INC.

**BOARD OF DIRECTORS MEETING MINUTES Thursday,
June 10, 2010**

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 Hillberg, Ken Assal (by phone) **Absent:** Steve Merritt

Reading of Minutes: Motion made by Steve Hillberg seconded by Wayne Merrill to approve the Organizational Meeting February 18, 2010, and the April 8, 2010 BOD minutes. Motion passed unanimously.

Committee Action Items:

Facilities Oversight

AIC- Motion made by Cheryl Yaeger and seconded by Harold Malinsky to approve kitchen remodel for East 12-B (Fornasiero). Motion passed unanimously.

Driveway Lighting- Motion made by Steve Hillberg and seconded by Harold Malinsky to ratify the approved purchase and installation of driveway up-lighting for a total cost of \$2,300. Motion passed unanimously.

The Board gave the OK for the Facilities Committee to interview and receive proposals from engineers for pool modernization.

Committee Meeting Minutes (attached)

Financial

**Treasurer's Report:
May 31, 2010**

	Month to Date			Year to Date		
	Actual	Budget	Variance	Actual	Budget	Variance
Income ⁽¹⁾	\$ 116,035	\$ 116,308	\$ (272)	\$ 653,651	\$ 582,747	\$ 70,904
Expense ⁽²⁾	\$ 105,447	\$ 116,546	\$ 11,100	\$ 578,419	\$ 591,448	\$ 13,029
Net Surplus/(Deficit) ⁽³⁾	\$ 10,589	\$ (238)	\$ 10,827	\$ 75,232	\$ (8,702)	\$ 83,934
(1) SA Closed						
(2) FPL Credit, Workman's Comp credit, offset by water pipe & boiler repairs, high natural gas costs & AC Repairs						

Community Relations

4th of July Cookout- Sunday, July 4th 12 Noon 3 pm Club Grille/Poolside for a cookout
Residents \$7 •Guests \$10. Sign Up in the Office by July 1

Unit Sales & Leases-

S-10A	Joe & Liz Chasko
S-2F	Noella Dietz
E-14A	Stephen & Ann Foster
S-2D	Scott & Kim Perry
S-4C	William Lawton
S-7A	Bret Berc & Peter Pfeffer
S-12D	Antonio Massa & Fred Bullock
S-10C	Mark Artis & Dianne Jaworski
E-5A	David & Angela Dunn
E-6E	Terrence & Lola Ryan

Rules and Regulations

2010 Legislative Update- Discussion of 2010 changes, no action taken

Strategic Planning- no action

Manager's Report: (Daniel Dominguez)

	Date Completed	Description
1.	April 6, 2010	An old sewer line caused a small sink hole in the parking area on 33rd ave. It was repaired by the City Of Fort Lauderdale and the sink hole was filled.
2.	April 7, 2010	The I's that were stolen from both mailroom signs were replaced.
3.	April 7, 2010	Old flag was replaced with a new one.
4.	April 8, 2010	Several stained ceiling tiles in both lobbies were replaced.
5.	April 13, 2010	The South Building's condenser pump motor was replaced with the spare motor.
6.	April 13, 2010	A small BBQ grill was purchased to replace the old one.
7.	April 14, 2010	The South Building's gearbox motor was replaced with the spare motor
8.	April 15, 2010	A "Tow Zone" sign was installed for the car wash.
9.	April 22, 2010	A pool filter housing was replaced after it cracked.
10.	April 22, 2010	New breaker was installed for apartment S-8D
11.	April 23, 2010	New breaker was installed for apartment S-7D
12.	April 28, 2010	A 40 foot section of a domestic water line in the East Building was replaced.
13.	April 30, 2010	A drain in E-3C was cleared.
14.	May 2, 2010	All of the holes were sealed in the South building's east stairwell.
15.	May 4, 2010	Cracks on the east side of the parking deck were repaired
16.	May 4, 2010	The kitchen railing for apartment E14F was repaired.
17.	May 5, 2010	The expansion joint in front of the east building was repaired.
18.	May 6, 2010	The south lobby door was repaired.
19.	May 12, 2010	The dehumidifier in Storage room # 3 was replaced with a new one.

20.	May 12, 2010	A remote thermometer was installed for the pool.
21.	May 13, 2010	New pool handle covers were installed.
22.	May 14, 2010	A new weather station was installed at the rec area.
23.	May 14, 2010	The loose parking stops on the upper deck were glued down.
24.	May 14, 2010	A drain line in the south lobby was cleared.
25.	May 17, 2010	An AC in the south lobby was replaced.
26.	May 18, 2010	One of the small refrigerators at the tiki bar was repaired.
27.	May 18, 2010	The shower drain in the manager's apartment was unclogged.
28.	May 21, 2010	New plants were installed on the driveway.
29.	May 21, 2010	New spring flowers were installed.
30.	May 24, 2010	New flood lights for the palm trees on the driveway were installed.
31.	May 24, 2010	The pool pump was repaired
32.	May 24, 2010	The annual tree trimming was completed.
33.	May 25, 2010	New light bulbs were installed for 4 light poles on the parking deck.
34.	May 26, 2010	A large crack in S-14A's ceiling was repaired.
35.	May 26, 2010	A new parking spot was created on 33rd ave.
36.	May 26, 2010	New sod was installed on some needed areas on the north side of the driveway.
37.	May 26, 2010	Bathroom and gym doors were painted.
38.	May 27, 2010	The support steel for the tiki bar was repaired and painted.
39.	June 2, 2010	CD floors in garage were painted.
40.	June 2, 2010	A new thermostat was installed at the rec room
41.	June 3, 2010	The tunnel camera box was painted
42.	June 3, 2010	New handle was installed for the east trash room.

OLD BUSINESS

NEW BUSINESS

NB-1 Elevator Floors: Motion made by Steve Hillberg and seconded by Harold Malinsky to approve proposal from American Stone Care to polish the 6 elevator floors at a cost of \$900. Motion passed unanimously.

NB-2: Garage Cleaning: Motion made by Cheryl Yaeger and seconded by Steve Hillberg to approve proposal from Pressure Washing World to power wash the garage floor at a cost of \$4,306. Motion passed 5-1. **YES:** Ken Assal, Steve Hillberg, Wayne Merrill, David Radich, Cheryl Yaeger **NO:** Harold Malinsky.

NB-3: Parking on 33rd Avenue: No action taken.

NB-4: Ireland's Inn: The developers will give everything promised. The project will be starting soon as planned with a new investor.

NB-5: South Mail Room Air Conditioner: Motion made by Cheryl Yaeger and seconded by Harold Malinsky to ratify the approval of replacement of South Mail Room Air Conditioner at a cost of \$4,840. Motion passed unanimously.

NB-6: Pool Equipment Concrete Pad: Motion made by Steve Hillberg and seconded by Harold Malinsky to approve proposal from Symbiont to extend size of concrete pad in

pool equipment area at a cost not to exceed \$2,674 and from Paul Boyce to re-configure the spa enclosure and fence at a cost not to exceed \$850. Motion passed unanimously.

Adjournment: Motion made by Cheryl Yaeger seconded by Steve Hillberg to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 9:03 P.M.

Respectfully submitted,

Wayne Merrill, Secretary

**Shore Club Condominium Association
Facilities Oversight Committee Report
May 07, 2010**

A summary of agenda items and discussion for the Facilities Oversight Committee meeting follows

Agenda Items	Discussion	Action Needed
Call to Order	Meeting called to order at about 1:30 pm	None
Attendance	Danny Dominguez, Marty Schwartz, Jim Yaeger, Mary Yaeger, Harold Malinsky, Sergio Fornasiero, Gary Sieger, Cheryl Yaeger, Howard Dimond, and Steve Hillberg	None
OLD BUSINESS		
N/A		No action at this time.
NEW BUSINESS		
Pool System Rehabilitation	<p>Steve Hillberg presented a sketch of the pool system's pumping and equipment arrangement and asked the attendees to go over the parts of the pool system one by one and present opinions on what we should do.</p> <p>Harold stated that he thought we should start new, and stop making band-aid type repairs. We should have an up-to-date system. Attendees agreed, and discussion followed where everyone agreed that a consultant specializing in pool systems should be hired to help us determine what to do. Danny mentioned in previous discussions that the Health Department had given him a list of four pool consultants.</p> <p>Steve then asked the attendees to use a list of concerns to talk to the consultants and use it to help us select the best consultant for the Shore Club.</p> <p>The items are:</p> <ol style="list-style-type: none"> 1. Linners: The hot tub is new, so it should be okay, and although the hot tub has had a number of leaks, they are in the piping (covered in the next item). The pool has a fiberglass liner which had to be repaired after hurricane Wilma. The pool liner has no evident problems, and problems with it are hard to detect. Attendees opined that as long as the pool stays full, the liner should not bubble off the concrete pool walls and floor. 2. Piping: Most of the piping is buried, and may be older than the Shore Club buildings, since the pool was part of the hotel that was here already. We'd need to make sure the pipes are not leaking and have many more years of service available. The hot tub piping is new, but experiences frequent leaks. It needs to be evaluated for improvements. 3. Chemical Systems: What is the best way to provide safe and reliable disinfection of the pool? Currently the (electric) pool chemical pumps are laying sideways loosely on a wet wooden shelf and draw from drums of acid and chlorine solution. At the minimum, the area can be cleaned up and the pumps properly mounted. Maybe there is a better system though. There are systems that create chlorine, and there is a concept called the salt pool, which might be an improvement. The water is 	<p>Interview Pool Consultants with a list of our concerns to hire the one that is best for Shore Club.</p>

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Agenda Items	Discussion	Action Needed
	<p>supposed to feel “silky” and be gentler on the eyes. We need a consultant/expert to tell us the pros and cons and give an opinion on whether it is worth considering.</p> <p>4. Filtration: Currently, we use paper cartridge filters. It is thought that they are effective, but might be expensive. Maybe there is something better? With the current system, we frequently crack the filter housings, while running within acceptable pressure limits. The cause of the housing cracking is unknown and should be looked at by an expert. For the short term, Jim Yaeger suggested contacting the manufacturer for help.</p> <p>5. Pumping: Attendees stated that the requirement is 4 “turnovers” per day, and that we currently meet that. The main pool pump is a 5 horsepower pump and it sits on cinder blocks and pieces of wood. We need a pool expert to help select the best pump and the best way to configure the system for ease of maintenance and best use of energy.</p> <p>6. Heating: The heating system is due for replacement with the Geothermal system, but it would be helpful to have assistance and guidance from a pool consultant as to how this system relates to the rest of the pool equipment,</p> <p>7. Power: The main pump house has bare electrical outlets with regular plugs in a wet environment. There are several electrical control boxes on the walls of the pump building and metal conduit goes to fixtures and electrical outlets. Attendees agreed that a consultant should be able to tell us how to make the area safer, and possibly save in power costs.</p> <p>8. Structures: The structures next to the main pump room are crude and falling apart. Repairs will be made to hold things together, but even in good shape, makeshift plywood structures are a bad way to shelter the equipment. Jim Yaeger raised the question of whether some new equipment would benefit from no enclosures. Frequent rains might wash off the equipment, and the open air might help to dissipate the corrosive fumes that come from chlorine and acid. Another issue was brought up regarding the elevation of the pool equipment. Currently it is located very low, to be below the level of the pool. There were two options presented. One was to put all the equipment at the current low level, for noise reduction, and the other was to raise everything to ground level for ease of maintenance. Once again, a consultant could help with how to best solve these issues.</p> <p>9. Permitting: It was speculated that the currently approved project to replace the pool heaters might run into problems because of setback requirements. The pool heater replacement units might not be allowed to go right</p>	

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	next to the property line as planned and as they currently sit. This has ramifications to other improvements in the pool pump area – as much of the area might be within setbacks. As with the other issues, a pool consultant would help us decide how best to proceed.	
Adjournment	The meeting was adjourned after 2 pm	

Respectfully Submitted by Steve Hillberg