

**APPROVED**

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.  
MONTHLY BOARD OF DIRECTORS  
April 21, 2009 MINUTES**

BOARD MEMBERS PRESENT

Janet Bley            President  
Corinne Disler      Vice President  
Adrienne Garcia    Director

BOARD MEMBERS ABSENT

Elizabeth Clifford    Secretary  
Lori Watson            Treasurer

MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – Janet Bley called to order 6:38PM
- II) **ROLL CALL** – All board members present except E. Clifford and L. Watson.
- III) **APPROVAL OF BOARD MEETING MINUTES MARCH 17, 2009**

Motion by C. Disler to approve March 17, 2009 monthly meeting minutes. Seconded by A. Garcia. A vote was taken and the motion passed 3-0

Motion by A. Garcia to move New Business before Managers Report for this meeting only. Seconded by C. Disler. A vote was taken and the motion passed 3-0

VI) **NEW BUSINESS**

A) Records Inspection Policy

Motion by C. Disler to approve the Proposed Records Inspection Policy and send to the attorney for review. Seconded by A. Garcia. A vote was taken and the motion passed 3-0

B) Collection Policy

Motion by C. Disler to approve the Proposed Collection Policy #2 and send to the attorney for review. Seconded by A. Garcia. A vote was taken and the motion passed 3-0

C) Standard Lease Addendum

Motion by A. Garcia to approve the Proposed Standard Lease Addendum with changes and send to the attorney for review. Seconded by C. Disler. A vote was taken and the motion passed 3-0

D) Independent Contract Agreement

Motion by C. Disler to approve the Draft Independent Contract Agreement and send to the attorney for review. Seconded by A. Garcia. A vote was taken and the motion passed 3-0

E) Proposed Rules & Regulations

Motion by A. Garcia to approve the Rules & Regulations Draft Revision 4-21-09 with a change to page 9: remove "Glass, plastic and metal products as well as paper & cardboard should be placed by residents in the recycle bins and not disposed of in the trash chutes" and replace with "Residents are encouraged to recycle glass, plastic, metal products and cardboard" - and send to the attorney for review. Seconded by C. Disler. A vote was taken and the motion passed 3-0

F) Building Maintenance Priorities – tabled to May 2009

G) Acknowledgment of Parking /Storage Space Use

Motion by C. Disler to accept the Acknowledgement of Exclusive Right to use of Parking/Storage Space Use and send to the attorney for review. Seconded by A. Garcia. A vote was taken and the motion passed 3-0

H) Decorative Entry Door Mats – tabled to May 2009

IV) **DIRECTOR & COMMITTEE REPORTS**

Janet Bley, President, gave an update on the delinquency status – as of March 31, 2009, the total delinquent monthly assessments were \$82,696.39; as of April 15<sup>th</sup>, the delinquent status was \$89,541.26.

V) **MANAGERS REPORT**

See managers report presented by Debbie Sainz.

VII) **OLD BUSINESS**

A) Security Deposit Requirements From Renters – For Discussion Only  
Tabled to May 2009

B) Alternatives to Bollards – For Discussion Only  
Tabled to May 2009

VIII) **INFORMATION ITEMS**

IX) **ADJOURNMENT**

Motion by C. Disler to adjourn at 7:16PM. (A. Garcia leaves meeting @ 7:15PM – no longer have a quorum)

These minutes respectfully submitted,

Debbie Sainz, Association Manager

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Janet Bley, President