

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
August 18, 2009 MINUTES**

BOARD MEMBERS PRESENT

Janet Bley	President
Corinne Disler	Vice President
Lori Watson	Treasurer
Elizabeth Clifford	Secretary
Adrienne Garcia	Director

BOARD MEMBERS ABSENT

MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – Janet Bley called to order 6:34PM
- II) **ROLL CALL** – All board members present.
- III) **APPROVAL OF BOARD MEETING MINUTES-July 28, 2009 Monthly Meeting**

Motion by A. Garcia to approve July 28, 2009 monthly meeting minutes. Seconded by E. Clifford. A vote was taken and the motion passed 5-0 (Misc 090801)

IV) **DELINQUENCY UPDATE**

Janet Bley, President, gave an update on the status of the delinquencies. As of July 31, the delinquent assessments were \$115,924.27. One unit is currently scheduled for bank foreclosure on August 11, 2009.

V) **DIRECTOR & COMMITTEE REPORTS –**

Corinne Disler gave a status update on the trash room retrofit. Crescent Development has requested a revised proposal from Wilkinson High Rise reflecting the \$1,200 credit removed from the bid as an option.

VI) **MANAGER’S REPORT –** see report submitted by Debbie Sainz

VII) **NEW BUSINESS**

A) **Renters Security Deposit**

Motion by C. Disler to amend the July 28, 2009 motion to charge a \$500 deposit on all renewals as follows: “For a unit owner that has a lease in force as of August 18, 2009, if that unit owner should choose to enter into a new lease agreement with the tenant under the contract as of August 18, 2009, that unit owner may, at his/her option, authorize the exemption of said tenant from the Association security deposit policy

which requires a \$500 security deposit to be paid to the Association". Seconded by E. Clifford. A vote was taken and the motion passed 5-0 (Policies 090802)

B) Elevator Contract Proposals

Motion by E. Clifford to approve the three (3) year contract proposal from Thyssen Krupp Elevator with an annual cap increase of 6%. Seconded by C. Disler. A vote was taken and the motion passed 5-0 (Contracts 090803)

C) Building Access Controls Maintenance Contract with TEM

Motion by A. Garcia to table discussion to a future meeting regarding TEM's Maintenance Contract Proposal. Seconded by C. Disler. A vote was taken and the motion passed 5-0 (Contracts 090804)

D) Pool & Fitness Room Signage

Motion by A. Garcia to table discussion to the next meeting pending new proposals on the rules signage to include imprint of the building logo on the signage. Seconded by C. Disler. A vote was taken and the motion passed 5-0 (Property Maintenance 090805)

(Elizabeth Clifford leaves meeting at this time 7:10PM)

E) Addison's A/C Maintenance Contract Proposal Revision

Motion by C. Disler to approve the ConServ contract as proposed for a bi-annual maintenance inspection at a cost of \$1362 per year. Seconded by A. Garcia. A vote was taken and the motion passed 4-0. (Contracts 090806)

F) Annual Fire Extinguisher Inspection Proposal

Motion by A. Garcia to table discussion of the fire extinguisher inspection proposals to the next meeting. Seconded by C. Disler. A vote was taken and the motion passed 4-0 (Property Maintenance 090807)

G) Installation of Lighting at 2nd Floor Garage for American Flag

Motion by C. Disler to not approve Tri-City Electric's proposal for a flag light and to start a community campaign for donations. Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (Property Maintenance 090808)

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

Reminder to everyone that a budget workshop meeting is scheduled for August 20, 2009 at 6:30PM

X) **ADJOURNMENT**

Motion by C. Disler to adjourn at 7:35PM. Seconded by A. Garcia. 4-0

These minutes respectfully submitted,

Debbie Sainz, Association Manager

Janet Bley, President