

**APPROVED**

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.  
MONTHLY BOARD OF DIRECTORS  
December 15, 2009 MINUTES**

**BOARD MEMBERS PRESENT**

Janet Sykes            President  
Jason Barrett        Vice President  
Veronica Bazarte    Secretary

**BOARD MEMBERS ABSENT**

Matthew Tarantino    Director  
Lori Watson            Treasurer

- I)    **CALL TO ORDER** – J. Sykes call to order 6:30 pm
- II)   **ROLL CALL** – All board members present except Matthew Tarantino & Lori Watson. Association Manager Debbie Sainz present.
- III) **APPROVAL OF BOARD MEETING MINUTES-November 17, 2009 Monthly Meeting Minutes & November 30, 2009 Special Meeting Minutes**

Motion by V. Bazarte to approve November 17, 2009 Monthly Meeting Minutes & November 30, 2009 Special Minutes. Seconded by J. Barrett. A vote was taken and the motion passed 3-0

- IV) **DELINQUENCY UPDATE-**  
Janet Sykes updated the members on the current delinquent status. As of December 15, 2009 the delinquent assessment balance was \$164,581.37, of which 8 active accounts at legal totalling \$150,561.58, 1 bank foreclosure recovering approximately \$7,147.48, and the remaining accounts 2 months or less in arrears.
- V)   **DIRECTORS & COMMITTEE REPORTS –** none submitted
- VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz
- VII) **NEW BUSINESS**

A) Garage Gate Fence -

Motion by V. Bazarte to authorize Bay Area Fence to install the garage gate overhead fence at a cost of \$1,200. Second by J. Barrett. A vote was taken and the motion passed 3-0

B) Key Trac System -

Motion by J. Barrett to table to January 2010 meeting. Second by V. Bazarte. A vote was taken and the motion passed 3-0

C) Gasparilla-

Motion by J. Barrett to distribute the first five wristbands free of charge to residents, with the next five to be purchased at a cost of \$10 each; any excess bands can then be purchased at an additional cost of \$10 per band. Second by V. Bazarte. A vote was taken and the motion passed 2-1 (J.Sykes)

Motion by V. Bazarte to purchase and utilize the Tyvek Fiberbands for Gasparilla. Second by J. Barrett. A vote was taken and the motion passed 3-0

Motion by J. Barrett to restrict the dates of distribution of the wristbands to the following: Friday, Jan 29<sup>th</sup> from 11AM-7PM; Saturday, Gasparilla, Jan 30<sup>th</sup> starting at 7:30AM upon the arrival of the association manager . Second by V. Bazarte. A vote was taken and the motion passed 3-0

Motion by V. Bazarte to authorize the hiring of one additional off-duty police officer for the day of Gasparilla, taking the total off-duty officers to five. Second by J. Barrett. A vote was taken and the motion passed 3-0

D) Carpet Cleaning -

Motion by J. Barrett to use Vanguard Cleaning to perform the carpet cleaning at a cost of \$1,500 per proposed estimate. Second by V. Bazarte. A vote was taken and the motion passed 3-0

E) Generator Full Load Test-

Motion by V. Bazarte to authorize Coastal Service to perform a four-hour generator full load test at a cost of \$1,040. Second by J. Barrett. A vote was taken and the motion passed 3-0

F) New Bank Account -

Motion by V. Bazarte to set up a bank account with First Community Bank and transfer \$250,000 from Florida Investments to First Community Bank. Second by J.Barrett. A vote was taken and the motion passed 3-0

G) Employee Performance Bonus-

Motion by J. Barrett to give a \$750 performance bonus to Tony Pagan and Debbie Sainz. Second by V. Bazarte. A vote was taken and the motion passed 3-0

VIII) **OLD BUSINESS**

IX) **INFORMATION ITEMS**

VIII) **ADJOURNMENT**

Motion by V. Bazarte to adjourn at 7:30PM, 2<sup>nd</sup> by J. Barrett.  
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager

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Janet Sykes, President