

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
February 17, 2009 MINUTES**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Corinne Disler Vice President

MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – Janet Bley called to order 6:35PM

- II) **ROLL CALL** – All board members present except E. Clifford (entered meeting at 6:50PM)

- III) **APPROVAL OF BOARD MEETING MINUTES JANUARY 20, 2009**

Motion by L. Watson to approve January 20, 2009 monthly meeting minutes. Seconded by A. Garcia. A vote was taken and the motion passed 3-0 (E. Clifford not present yet).

IV) **DIRECTOR & COMMITTEE REPORTS**

- Lori Watson updated the members on the financial status as of 2008 Year End:
 - Revenue of \$786, 377.84
 - Expense of \$746,477.44 (includes \$28,982.51 of bad debt; insurance and utilities well under 2008 budget)
 - Account Receivables of \$75,282 @ 2/17/09
- Janet Bley stated that the auditor informed her that the bad debt expense was for those accounts 90+ days delinquent as of 12/31/08 and that the current 2009 projected bad debt will be much higher.
(E. Clifford enters meeting 6:50PM)

V) **MANAGERS REPORT**

See managers report presented by Debbie Sainz.

VI) **NEW BUSINESS**

- A) **Criminal Background Screening** –

Motion by E. Clifford to get a legal opinion to establish our abilities to be allowed to perform and set criteria on denials based on criminal screening and to continue discussion in March. Seconded by A. Garcia. A vote was taken and the motion passed 4-0

B) Guest Registration Rules

Motion by A. Garcia to make the Guest Registration Form an addendum to the Rules and Regulations. Second by E. Clifford. A vote was taken and the motion passed 4-0.

Motion by A. Garcia for the Association Manager to send the new Guest Registration form to all owners/residents via email and to post on the bulletin in the mailroom. Second by E. Clifford. A vote was taken and the motion passed 4-0.

C) Rules & Regulations – Discussion Only

D) Lease Approval Form, Addendum and Early Termination Clause

Motion by L. Watson to approve the revised lease approval form and the two addendums. Second by A. Garcia. A vote was taken and the motion passed 4-0

E) Grocery Carts

Motion by A. Garcia to price Gershel for two used plastic carts with a maximum cost of \$200 including shipping. Second by E. Clifford. A vote was taken and the motion passed 4-0

F) Air Deodorizers

Motion by A. Garcia to deny the request to purchase automatic air deodorizers for the lobby and fitness room. Second by L. Watson. A vote was taken and the motion passed 4-0

G) Rekey Outside Stairwell Doors

Motion by A. Garcia authorizing the exterior stairwell doors be rekeyed to match the master key. Second by E. Clifford. A vote was taken and the motion passed 4-0

H) Elevator Key Uniform Access

Motion by E. Clifford authorizing Thyssen Krupp to perform the rekeying of the elevator uniform key access at a cost of \$4,537 as required by Florida State law and to be completed no later than 10/1/09. Second by A. Garcia. A vote was taken and the motion passed 4-0

I) Fining Committee

Motion by A. Garcia appointing Gerald Kluff to the Fining Committee to replace Don Disler. Second by E. Clifford. A vote was taken and the motion passed 4-0

- J) Independent Maintenance Contractual Agreement – Discussion Only
- Will need to develop a form for residents to sign before personal work is performed on the residence acknowledging Tony Pagan, maintenance supervisor, as an independent employee although he is an association employee – that workers compensation will not cover him in case of injury – that work cannot be done during association hours
- K) Security Deposit Requirements from Renters – Discussion Only
- L) Pool Rules and Signage

Motion by E. Clifford to table discussion of the pool rules to March. Second by A. Garcia. A vote was taken and the motion passed 4-0

(E. Clifford exits the meeting)

VII) **OLD BUSINESS**

Sprinkler Pipes Painting – tabled to March 2009 Board meeting for discussion

VIII) **INFORMATION ITEMS**

- **Acknowledgment of Parking/Storage Unit Use**
- **Records Inspection Policy**

IX) **ADJOURNMENT**

Motion by A. Garcia to adjourn at 7:55PM. Motion passed unanimously 3-0

These minutes respectfully submitted,

Debbie Sainz, Association Manager