

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
June 16, 2009 MINUTES**

BOARD MEMBERS PRESENT

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

BOARD MEMBERS ABSENT

Lori Watson Treasurer

MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – Janet Bley called to order 6:35PM
- II) **ROLL CALL** – All board members present except L. Watson.
- III) **APPROVAL OF BOARD MEETING MINUTES-May 19 2009**

Motion by C. Disler to approve May 19, 2009 monthly meeting minutes with a correction to page 3 (J) – remove “give”. Seconded by A.Garcia. A vote was taken and the motion passed 4-0 (MISC 090602)

IV) **DELINQUENCY UPDATE**

Janet Bley, President, gave an update on the status of the delinquencies. As of June 16, 2009, the delinquent assessments were \$107,085.40. Of this delinquency, \$103,759.47 represents those unit owners in legal status with the association’s legal counsel. The remaining balance due are current owner delinquencies in arrears for 30 days.

V) **DIRECTOR & COMMITTEE REPORTS –**

Trash Room Update (presented by C. Disler): On June 1, 2009 the billing for the cost of repairs was sent to Crescent Development for processing of reimbursement to the Association. This will be held up for a few months due to Crescent filing Chapter 11 bankruptcy.

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

VII) **NEW BUSINESS**

A) Pool Fountain Pump Repair

Motion by A. Garcia do the repairs to the pump after permission is granted by the county to turn the fountains back on at a cost of \$1,669.59 as presented by Positive

Pool Services. Seconded by C. Disler. A vote was taken and the motion passed 4-0 (Contracts 090603)

B) Addison Coil Cleaning

Motion by C. Disler to table the discussion of the Addison Coil Cleaning until we receive more information from Carroll Air & other proposals. Seconded by E. Clifford. A vote was taken and the motion passed 4-0(Contracts 090604)

C) Signage for Interior Trash Rooms

Motion by E. Clifford to approve the purchase of signage for the interior of the trash room doors (Do Not Leave Doors Propped Open) and include additional signage that says "please take boxes or any other large items down to the trash room". Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (Property Maintenance 090605)

D) Records Inspection Policy

Motion by C. Disler to approve the Records Inspection Draft #3 as submitted including changes made by legal counsel. Seconded by E. Clifford. A vote was taken and the motion passed 4-0 (Policies 090606)

E) Revised Collection Policy

Motion by C. Disler to approve the Revised Collection Policy Draft #4 as submitted including changes made by legal counsel. Seconded by E. Clifford. A vote was taken and the motion passed 4-0 (Policies 090607)

F) Lease Addendum

Motion by E. by C. Disler to approve the Residential Lease Addendum Draft #3 as submitted. Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (Policies 090608)

G) Independent Contractor Agreement

Motion by E. Clifford to approve the Independent Contractor Agreement with an addition made to the release waiver stating :This document will remain in effect for one year and remain on file in the Associations office". Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (Policies 090609)

H) Acknowledgment of Parking/Storage Unit Use

Motion by E. Clifford to approve the Acknowledgment of Parking/Storage Unit Use Draft #3. Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (Policies 090610)

- I) Proposed Rules & Regulations Draft 06-03-09
(A. Garcia leaves meeting)

Motion by C. Disler to accept Draft 06-03-09 with the following changes and to send to residents for notification of final approval at next board meeting:
Item #I – insert “family members” in line two prior to “tenants”; remove item #XVIII; add to item #VI – after “grills” insert “charcoal or gas”, add “portable electric grills may be used but not be stored on balconies when not in use”; item #XIII – change “authorized” to “obligated”; item #XI (h) – change to ‘Realtor lockboxes must be registered with Association manager and may only be placed in designated area’; item # XI(m)(ix)-add “females must wear a top and bottom, males wear bottoms, no underwear or jean cutoffs allowed” and add (xii) “If an accident occurs in the pool, such as vomiting or defecation, the emergency number shall be contacted immediately” -
Seconded by E. Clifford. A vote was taken and the motion passed 3-0 (Policies 090611)

- J) Consider Shutting Off A/C Units Cooling Elevator Lobbies

Motion by E. Clifford to set the temperature on the a/c elevator lobby thermostats to 82 degrees. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Property Maintenance 090612)

- K) Recaulk Pool Deck - no action taken

VIII) OLD BUSINESS

- A) Security Deposit Requirements From Renters – For Discussion Only
Tabled to July 2009
- B) Alternatives to Bollards – For Discussion Only
Tabled to July 2009

IX) INFORMATION ITEMS

X) ADJOURNMENT

Motion by C. Disler to adjourn at 7:35PM. Seconded by E.Clifford. 3-0

These minutes respectfully submitted,

Debbie Sainz, Association Manager

Janet Bley, President