

**APPROVED**

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

**BOARD MEMBERS PRESENT**

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

**BOARD MEMBERS ABSENT**

**MANAGEMENT PRESENT**

Debbie Sainz

- I)    **CALL TO ORDER** – Janet Bley called to order 6:32PM
- II)   **ROLL CALL** – All board members present except E. Clifford (entered meeting at 7:12PM)
- III) **APPROVAL OF BOARD MEETING MINUTES FEBRUARY 17, 2009**

Motion by C. Disler to approve February 17, 2009 monthly meeting minutes with the following approved changes: “IV-Janet Bley states that the auditor ~~claims~~ **informed her** that the bad debt expense..... and that the **current 2009 projected bad debt.....** . “; VI (H)-after \$4537, insert “**as required by Florida State Law and to be completed no later than 10/1/09**”.

Seconded by A. Garcia. A vote was taken and the motion passed 4-0 (E. Clifford not present yet).

- IV)   **DIRECTOR & COMMITTEE REPORTS**
  - Lori Watson informed the members that as of 03/17/09 there was \$78,487.68 in delinquent assessments for those at the attorney for collection.
  - Corinne Disler provided an update on the trash room/compactor repairs:
    - A meeting was held with Hardin Construction last week for an on-site visit at Parkside. The current contract is being amended by Hardin to reflect changes they wish to make since their opinion is that the prior proposal was not ADA compliant. Hardin will do a new set of plans using a 2 container waste receptacle system including other repairs and equipment and then submit a new estimate to us.
- V)    **MANAGERS REPORT**  
See managers report presented by Debbie Sainz.
- VI)   **NEW BUSINESS**
  - A) **Fire Proof Safe for Office**

Motion by A. Garcia to approve the purchase of a fire proof safe to store the Associations original signed documents and building construction plans for a cost of \$119.99 as proposed. Seconded by L. Watson. A vote was taken and the motion passed 4-0

B) Appoint Fining Committee Member

Motion by C. Disler to appoint Hunter Reichert, owner of #1402, to the Fining Committee and remove Ed Lundberg. Second by A. Garcia. A vote was taken and the motion passed 4-0.

C) Alternatives to Bollards – Discussion Only

Various options to the bollards were presented and taken under consideration.  
(Elizabeth Clifford enters 7:12PM)

Motion by A. Garcia to move Agenda Item (E) before Item (D). Second by C. Disler. A vote was taken and the motion passed 5-0.

E) Alternatives to Keypad Access Problems

Motion by C. Disler to take no action on providing a six digit code to those owners that are experiencing problems with the keypad dialing since we have confirmed that it is a problem with the individual's cell phones and not the keypad. Second by E. Clifford. A vote was taken and the motion passed 5-0

D) Review Proposed Rules & Regulations – Discussion Only

A review of the draft was done and recommendations/changes were noted.

(A. Garcia & E. Clifford exit the meeting @ 8:05PM)

**VII) OLD BUSINESS**

A) Sprinkler Pipes Painting – For Discussion Only  
Will discuss with Tony Pagan, maintenance personnel

B) Security Deposit Requirements From Renters – For Discussion Only  
Tabled to April 2009

C) Pool Rules & Signage – For Discussion Only  
Pending approval of the Proposed Rules & Regulations

VIII) **INFORMATION ITEMS**

- **Acknowledgment of Parking/Storage Unit Use** – tabled to April 2009
- **Records Inspection Policy**– tabled to April 2009

IX) **ADJOURNMENT**

Motion by C. Disler to adjourn at 8:26PM. Motion passed unanimously 3-0

These minutes respectfully submitted,

Debbie Sainz, Association Manager