

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
May 19, 2009 MINUTES**

BOARD MEMBERS PRESENT

Janet Bley President
Corinne Disler Vice President
Elizabeth Clifford Secretary

BOARD MEMBERS ABSENT

Adrienne Garcia Director
Lori Watson Treasurer

MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – Janet Bley called to order 6:32PM
- II) **ROLL CALL** – All board members present except A. Garcia and L. Watson.
- III) **APPROVAL OF BOARD MEETING MINUTES April 21, 2009**

Motion by C. Disler to approve April 21, 2009 monthly meeting minutes. Seconded by E. Clifford. A vote was taken and the motion passed 3-0

IV) **DELINQUENCY UPDATE**

Janet Bley, President, gave an update on the status of the delinquencies. As of April 30, 2009 financials, the delinquent assessments were \$92,445 with 17 owners delinquent. On May 5th, one of these 17 units closed, thereby collecting all past due assessments on this unit. As of May 19th, the delinquent status rose to \$97,224.27. Of this delinquency, \$93,254 represents those unit owners in legal status with the associations legal counsel. The remaining balance due are current owner delinquencies in arrears for 30 days.

Agenda item will be revisited later in the meeting.

V) **DIRECTOR & COMMITTEE REPORTS –**

Trash Room Update (presented by C. Disler): We received a revised contractual estimate from Wilkinson Hi-Rise on the west tower trash room retrofitting and are ready to proceed forward with one change to the estimate...need to increase the trash bins from 2-one yard containers to 4-one yard containers. Once the new estimate is received, it will be signed and forwarded to Hardin Construction to coordinate the work.

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

VII) **NEW BUSINESS**

A) **Records Inspection Policy –** tabled to June Board meeting

Motion by E. Clifford to table the discussion and approval of the records inspection policy to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090501)

B) Collection Policy

Motion by E. Clifford to table the discussion and approval of the collection policy to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090502)

C) Standard Lease Addendum

Motion by E. Clifford to table the discussion and approval of the standard lease addendum to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090503)

D) Independent Contract Agreement

Motion by E. Clifford to table the discussion and approval of the independent contract agreement to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090504)

E) Proposed Rules & Regulations

Motion by E. Clifford to table the discussion of the proposed rules & regulations to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090505)

F) Acknowledgment of Parking /Storage Space Use

Motion by E. Clifford to table the discussion of the acknowledgment of parking/storage space use to June Board meeting pending receipt of comments from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Policies & Rules 090506)

G) Decorative Entry Door Mats

Motion by E. Clifford to not pursue the purchase of decorative door mats but to keep information on hand for possible future discussion. Seconded by C. Dilser. A vote was taken and the motion passed 3-0 (Property Maintenance 090507)

H) Change in Maintenance Work Hours

Motion by C. Disler to give Tony Pagan weekends off and to change his work week to Monday through Friday 8 hours per day. Seconded by E. Clifford. A vote was taken and the motion passed 3-0 (Contracts 090508)

I) On-Line Debit Payments for Brighthouse and VISA billings

Motion by E. Clifford to remove the Brighthouse and VISA billings from the check runs and to do an auto-debit for the Brighthouse bill and on-line payments for the VISA bill. Visa bill will be done on-line after board president review and approval Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Financial 090509)

J) Building Maintenance Priorities

Janet Bley briefly reviewed each of the comments noted in a letter to the association on various maintenance issues: fountain use restrictions; condition of grass at the east tower dog walk area; cracked elevator tiles & missing grout; hallway carpeting; missing light fixture in west tower breezeway.

Motion by E. Clifford to cap off the missing light fixture under the west tower breezeway vs. purchasing a replacement fixture. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Property Maintenance 090510)

IV) **DELINQUENCY UPDATE**

Agenda item being revisited from earlier in evening for additional discussion.

Motion by E. Clifford to schedule an emergency budget meeting after receipt of association proposed rules & regulations from legal counsel. Seconded by C. Disler. A vote was taken and the motion passed 3-0 (Financial 090511)

VIII) **OLD BUSINESS**

A) Security Deposit Requirements From Renters – For Discussion Only
Tabled to June 2009

B) Alternatives to Bollards – For Discussion Only
Tabled to June 2009

IX) **INFORMATION ITEMS**

X) **ADJOURNMENT**

Motion by C. Disler to adjourn at 8:20PM. Seconded by E.Clifford. 3-0

These minutes respectfully submitted,

Debbie Sainz, Association Manager