

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
August 24, 2010 MINUTES**

BOARD MEMBERS PRESENT

Janet Sykes President
Lori Watson Treasurer
Veronica Bazarte Secretary

BOARD MEMBERS ABSENT

Jason Barrett Vice President
Matthew Tarantino Director

- I) **CALL TO ORDER** – J. Sykes called the meeting to order 6:30PM
- II) **ROLL CALL** – All board members present except Jason Barrett & Matthew Tarantino.
- III) **APPROVAL OF BOARD MEETING MINUTES – July 20, 2010 Monthly Meeting Minutes**

Motion by V. Bazarte to approve July 20, 2010 Monthly Meeting Minutes. Seconded by L. Watson. 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 Aug 19, 2010 the delinquent assessment balance was \$196,039.52, of which 7 accounts are at legal for a total \$178,036.74, 1 legal account that closed recovering \$15,159.37 and the remaining five accounts 2 months or less in arrears in the amount of \$2,843.41.
- V) **DIRECTORS & COMMITTEE REPORTS –** Corinne Disler updated the members on Crescent's bankruptcy which closed and will be finalized in December 2010. Our claim against them for the trash room is still pending along with the garage deck coating defect.
- VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz
- VII) **NEW BUSINESS**
 - A) Addison Units Maintenance Contract

Motion by L. Watson to engage A/C Specialist as our maintenance company for our Addisons with an annual contracted amount of \$1,300. Second by V. Bazarte. A vote was taken and the motion passed 3-0

B) Bar-B-Que Grills on Pool Deck

Motion by V. Bazarte to table to the September meeting pending additional quotes on grills. Second by L. Watson. A vote was taken and the motion passed 3-0

C) Garage Deck 3rd Floor Expansion Joints

Motion by L. Watson to authorize ProCon to perform the repairs to the expansion joints at a cost of \$2,520. Second by V. Bazarte. A vote was taken and the motion passed 3-0

D) Garage Deck Drainage-Structural Engineer Study

Motion by L. Watson to table to the September board meeting. Second by V. Bazarte. A vote was taken and the motion passed 3-0

E) Elevator Tiles

Motion by L. Watson to install the Academy Black tiles in the elevators for a maximum cost of \$6140. Second by V. Bazarte. A vote was taken and the motion passed 3-0

F) Carpet Cleaning

Motion by V. Bazarte to use Premier Carpet Cleaning to perform the bi-annual carpet cleaning and to use a hot-steam clean extraction method for a cost of \$3563. Second by L. Watson. A vote was taken and the motion passed 3-0

G) Window Washing

Motion by V. Bazarte to use Bay Area Windows to perform the window cleaning at a maximum cost of \$4,550 which includes \$1200 for removal of paint residue from all windows. Second by L. Watson. A vote was taken and the motion passed 3-0

H) Crescent Resources – Development of Empty Lot (Discussion Only)

- Place on September agenda for discussion on legal representation

I) Amend By-Laws to Allow Pooling of Reserves

Motion by L. Watson to disapprove amending the By-Laws to Allow Pooling of Reserves. Second by V. Bazarte. A vote was taken and the motion passed 3-0

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

- Budget Workshop Meeting – scheduled for September 14, 2010 at 5:30PM

VIII) ADJOURNMENT

Motion by V. Bazarte to adjourn at 7:45PM, 2nd by L. Watson.
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager

Janet Sykes, President