

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
February 16, 2010 MINUTES**

BOARD MEMBERS PRESENT

Janet Sykes President
Jason Barrett Vice President
Matthew Tarantino Director

BOARD MEMBERS ABSENT

Veronica Bazarte Secretary
Lori Watson Treasurer

- I) **CALL TO ORDER** – J. Sykes call to order 6:35 pm
- II) **ROLL CALL** – All board members present except V.Bazarte & L. Watson.
 Association Manager Debbie Sainz present.
- III) **APPROVAL OF BOARD MEETING MINUTES-January 21, 2010 Monthly Meeting Minutes**

Motion by M.Tarantino to approve January 21, 2010 Monthly Meeting Minutes Seconded by J. Barrett. 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 February 16, 2010 the delinquent assessment balance was \$179,804.76, of which 7 accounts are at legal totalling \$150,050.22, 2 foreclosed units reflecting balances of \$22,799.52, and the remaining accounts 2 months or less in arrears in the amount of \$6,955.02.

V) **DIRECTORS & COMMITTEE REPORTS –** none given

VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz

VII) **NEW BUSINESS**

A) Key Trac System -

Motion by M. Tarantino to purchase the Handy Trac Key Trac System as proposed. Second by J. Barrett. A vote was taken and the motion passed 3-0

B) Wall Inserts Lighting

Motion by M. Tarantino to purchase the 6W LED light bulbs for the wall insert cove lighting. Second by J. Barrett. A vote was taken and the motion passed 3-0

- C) Glass Window Film – discussion only
Manager will prepare a draft “Window Safety Film Policy” (in lieu of hurricane shutter policy) for review by board
- D) Plumbing Lines :Main Clean Outs – discussion only-
- E) Exterior Pressure Cleaning & Painting – discussion only
Manager will be gathering paint proposals from three companies for review by board

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

VIII) ADJOURNMENT

Motion by M. Tarantino to adjourn at 7:25PM, 2nd by J. Barrett.
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager