

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
January 21, 2010 MINUTES**

BOARD MEMBERS PRESENT

Janet Sykes President
Veronica Bazarte Secretary
Lori Watson Treasurer
Matthew Tarantino Director

BOARD MEMBERS ABSENT

Jason Barrett Vice President

- I) **CALL TO ORDER** – J. Sykes call to order 6:30 pm
- II) **ROLL CALL** – All board members present except Jason Barrett. Association Manager Debbie Sainz present.
- III) **APPROVAL OF BOARD MEETING MINUTES-December 15, 2009 Monthly Meeting Minutes**

Motion by V. Bazarte to approve December 15, 2009 Monthly Meeting Minutes Seconded by L. Watson. A vote was taken and the motion passed 4-0

- IV) **DELINQUENCY UPDATE-**
Janet Sykes updated the members on the current delinquent status. As of January 19, 2010 the delinquent assessment balance was \$167,247.52, of which 6 accounts are at legal totalling \$139,138.88, 2 foreclosed units reflecting balances of \$21,670.12, and the remaining accounts 2 months or less in arrears in the amount of \$6,438.52.
- V) **DIRECTORS & COMMITTEE REPORTS –** Corinne Disler
Corinne stated that she had contacted The Garden City Group in regards to Crescent Resources bankruptcy case and the outstanding funding for the retrofit. As of today's date there have been no responses from anyone on the status of the bankruptcy or the funding for the retrofit.
- VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz
- VII) **NEW BUSINESS**
 - A) Collection Policy Revision -

Motion by I. Watson to revise the current collection policy to include the additional clause as recommended by legal counsel. Second by V. Bazarte. A vote was taken and the motion passed 4-0
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- B) Key Trac System – tabled to the February 2010; look at budget to see where the funds can come from
- C) Gasparilla - Evening Security Guard; Rules Acknowledgment From

Motion by V. Bazarte to hire an evening security guard from US Security for the hours of 6PM-midnight. Second by L. Watson. A vote was taken and the motion passed 4-0

Motion by L. Watson to use the Acknowledgment From submitted with the following additions: (a) insert the specific rules pertaining to high volume event, damages, and owner responsibilities for their guests on the back of the form; (b) insert – “The association is hereby enforcing a county ordinance for Gasparilla event on 1/30/10 by restricting open containers by not allowing residents or guests from entering the property grounds with an open container. All residents and guests will be required to dispose of their containers prior to entering the property.” Second by V. Bazarte. A vote was taken and the motion passed 4-0

- D) Flood Insurance – Replacement Cost Value -

Motion by M. Tarantino to not change our current Flood Insurance Policy to reflect a lower Replacement Cost Value. Second by V. Bazarte. A vote was taken and the motion passed 4-0

- E) Hurricane Protection- tabled to a future month pending additional information: get cost per square foot, locations of sites the product has been used, obtain a sample for the board to view

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

VIII) ADJOURNMENT

Motion by V. Bazarte to adjourn at 7:40PM, 2nd by M. Tarantino.
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager