

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS
June 22, 2010 MINUTES**

BOARD MEMBERS PRESENT

Jason Barrett Vice President
Lori Watson Treasurer
Veronica Bazarte Secretary
Matthew Tarantino Director

BOARD MEMBERS ABSENT

Janet Sykes President

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

Motion by L.Watson to approve April 20, 2010 Monthly Meeting Minutes. Seconded by V. Bazarte. A vote was taken and the motion passed 4-0

- IV) **DELINQUENCY UPDATE-**
Jason Barrett updated the members on the current delinquent status. As of May 31, 2010 the delinquent assessment balance was \$184,871.54, of which 8 accounts are at legal for a total \$181, 338.09 and the remaining four accounts 2 months or less in arrears in the amount of \$3,533.45.
- V) **DIRECTORS & COMMITTEE REPORTS –** none available
- VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz
- VII) **NEW BUSINESS**

A) Smoking Urns for Pool Deck -

Motion by M. Tarantino to table the item to next board meeting. Second by L. Watson. A vote was taken and the motion passed 4-0

B) Front Entry Door Mats-

Motion by M. Tarantino to table the item to next board meeting pending proof samples from vendor. Second by V. Bazarte. A vote was taken and the motion passed 4-0

C) Elevator Tiles -

Motion by L. Watson to approve Ramos Tile for installation of televator tiles pending the review of tile samples of proposed tile by Ramos. Second by M. Tarantino. A vote was taken and the motion passed 4-0

D) Replacement of A/C Unit in Office -

Motion by M. Tarantino to approve the replacement of the broken a/c unit in the office and authorize A/C Specialist Co to perform the installation. Second by L. Watson. A vote was taken and the motion passed 4-0

E) Plexi-Boxes for Hallway Niches –

Motion by L. Watson to approve the small sized box with the rounded edges for a total of 6 replacement boxes for those boxes previous broken/damaged. Second by M. Tarantino. A vote was taken and the motion passed 4-0

F) BBQ Grills on Pool Deck – Discussion Only

Due to the increasing costs for replacement parts, estimates are being gathered on replacing the entire grill. The current sized grills are no longer being manufactured, which means that in order to install a slightly larger grill, proposals will need to be submitted on doing concrete work on the grill insert in order to allow a larger grill to fit.

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

- Bollards & Paver Work – Lori Watson is continuing to work with the association manager in gathering additional information on the replacements of the lighted and non-lighted bollards. Additional paver work bids are being gathered to remove the white concrete separation line along the existing bollards and replace with current pavers to provide a more cohesive design to the courtyard area. The association manager, Debbie, will also contact the Master Association's manager, Ryan Greenacre, to see if the replacement cost of the bollards is the responsibility of the Master and not the residential association.

VIII) ADJOURNMENT

Motion by J. Barrett to adjourn at 7:40, 2nd by M. Tarantino.
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager