

APPROVED

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

BOARD MEMBERS PRESENT

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| Lori Watson | President |
| Jason Barrett | Vice President |
| Veronica Bazarte | Secretary |
| Elizabeth Clifford | Director |

BOARD MEMBERS ABSENT

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| Marlene Gregory | Treasurer |
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MANAGEMENT PRESENT

Debbie Sainz

- I) **CALL TO ORDER** – L. Watson called the meeting to order at 6:32 pm
- II) **ROLL CALL** – All board members present except for Marlene Gregory. Association Manager Debbie Sainz present.
- III) **APPROVAL OF BOARD MEETING MINUTES – October 19, 2010 Annual Budget Meeting; October 19, 2010 Annual Election & Members Meeting; and the October 19, 2010 Organizational Meeting Minutes**

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| Motion by V. Bazarte to approve Oct 19, 2010 annual budget meeting minutes, Oct 19, 2010 annual election and members meeting minutes and the Oct 19, 2010 organizational meeting minutes. Seconded by E. Clifford. A vote was taken and the motion passed 4-0 |
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- IV) **DELINQUENCY UPDATE-**
Lori Watson updated the members on the current delinquent status. As of Nov 16, 2010 the delinquent assessment balance was \$194,744.72, of which 7 accounts are at legal for a total \$189,860.04 and the remaining three accounts 1 month or less in arrears in the amount of \$4,884.68.
- V) **DIRECTORS & COMMITTEE REPORTS –** Corinne Disler informed the members that Crescent Development will be approving their 2011 budget at the November 18th Master Association meeting. Included in that budget is the additional reserve for the garage deck coating leading to the gate, the non-lighted bollard replacements and cost for replacing 5 trees in the process of dying along W. Hyde Park Place.
- VI) **MANAGERS REPORT –** See report submitted by Debbie Sainz
- VII) **NEW BUSINESS**
 - A) Gasparilla Off-Duty Officers

Motion by V. Bazarte to hire five (5) off-duty police officers for the day of Gasparilla for the hours of 8AM thru 6PM. Second by J. Barrett. A vote was taken and the motion passed 4-0

B) Maintenance Employment Agreement

Motion by V. Bazarte to approve the 2011 maintenance agreement with a 3% salary increase and to remove the requirement of pool duties. Second by J. Barrett. A vote was taken and the motion passed 4-0

C) Employee Performance Bonus

Motion by E. Clifford to approve Tony's performance bonus for \$750. Second by J. Barrett. A vote was taken and the motion passed 4-0

D) Security Camera at Front Entrance

Motion by J. Barrett to approve the purchase of the new surveillance camera located at the east tower's front entrance. Seconded by E. Clifford. A vote was taken and the motion passed 4-0

E) Janitorial Contract Renewal Agreement

Motion by J. Barrett to keep Vanguard Cleaning Services and approve the proposed renewal contract for 2011 for \$1212 per month. Second by E. Clifford. A vote was taken and the motion passed 4-0

F) Fire Extinguishers – Annual Maintenance

Motion by E. Clifford to approve Florida Fire to perform the annual maintenance of the fire extinguishers at a cost of \$1638.98. Second by J. Barrett. A vote was taken and the motion passed 4-0

G) Garage Deck Drainage – Scan Concrete for Cables

Motion by J. Barrett to authorize Digital Concrete to perform the concrete scanning of the garage deck drainage holes. Second by E. Clifford. A vote was taken and the motion passed 4-0

H) Annual Fire Alarm Inspection

Motion by E. Clifford to approve Commercial Fire to perform the annual fire alarm inspection at a cost of \$3091. Second by J. Barrett. A vote was taken and the motion passed 4-0

I) Annual Fire Sprinkler Inspection

Motion by J. Barrett to approve Universal Fire to perform a quarterly fire sprinkler inspection at a cost of \$2,000 plus the additional 5-year required inspection at a cost of \$2460. Second by E. Clifford. A vote was taken and the motion passed 4-0

J) Holiday Decorations Timeframe

Motion by E. Clifford to allow holiday decorations from Friday, Nov 26th thru Friday Jan 7th limited to a wreath on the unit door and lights on the balconies. Second by J. Barrett. A vote was taken and the motion passed 4-0

VIII) OLD BUSINESS

A) Pool Deck Grills

Motion by J. Barrett to authorize the purchase of 2 "Napolean Grills" from DirectBuy at a club price of \$375, with shipping & handling at an extra cost. Second by V. Bazarte. A vote was taken and the motion passed 4-0

IX) INFORMATION ITEMS

- Crescent Resources Land Development & Rezoning Hearing
Debbie Sainz, manager, updated the members on the future development of the empty lots. Crescent has a meeting on December 9th at 6PM in City Councils chambers.

VIII) ADJOURNMENT

Motion by J. Barrett to adjourn at 7:32PM, 2nd by V. Bazarte.
Motion passed unanimously.

These minutes respectfully submitted,

Debbie Sainz, Association Manager

Lori Watson, President