

APPROVED

PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.

MONTHLY BOARD OF DIRECTORS MEETING

April 19, 2011 MINUTES

BOARD MEMBERS PRESENT

Lori Watson President
Jason Barrett Vice President
Veronica Bazarte Secretary
Marlene Gregory Treasurer

BOARD MEMBERS ABSENT

Elizabeth Clifford Director

MANAGEMENT PRESENT

Susan Thomas, AMS

- I) **CALL TO ORDER** – L. Watson called the meeting to order at 6:33 pm.

- II) **ROLL CALL** – All board members present except for Elizabeth Clifford. The Community Association Manager, Susan Thomas, was present also.

- III) **APPROVAL OF BOARD MEETING MINUTES – March 15, 2011 Monthly Board Meeting Minutes**

Motion made by V. Bazarte to approve the March 15, 2011 monthly board meeting minutes. The motion was seconded by J.Barrett. A vote was taken, and the motion passed 4-0.

IV) **DELINQUENCY UPDATE-**

Lori Watson updated the members on the current delinquent status. As of March 31, 2011 the delinquent assessment balance was \$209,821.23. All 5 accounts are on attorney status.

- V) DIRECTORS & COMMITTEE REPORTS – There were no committee reports given.
- VI) MANAGERS REPORT – The management report was submitted by Susan Thomas.
- VII) NEW BUSINESS

A) Motion to approve the proposal for Engineering Services.

Motion made by J. Barrett to approve the proposal submitted by Ted Graham of Kerns Whitehouse & Associates to conduct an elevation survey at garage deck level 2 to evaluate the ponding water issue and to develop the third party scope of work for the re-coating of the garage decking. The motion was seconded by V.Bazarte. A vote was taken, and the motion passed 4-0.

VIII) OLD BUSINESS

A) Motion to approve the request from the owner of Unit 704 with regard to his current leasing agreement with Unit 603.

Motion made by V. Bazarte to allow the tenant in Unit 603 to resign his current 12 month renewal lease at the end of November, 2011 and to include a standard addendum for an early termination fee/damages clause in his current lease so he can move into his own Unit 704 at that time. The motion

B) Motion to approve the office renovation proposal.

Motion made by J. Barrett to move forward with the management office renovations for \$2,850.00. The motion was seconded by V. Bazarte. A vote

IX) INFORMATION ITEMS

1) Greenacre Properties, Inc. will be invited to the next board meeting on May 17, 2011 to review the management contract.

X) ADJOURNMENT

Motion made by V. Bazarte to adjourn at 7:02 pm. The motion was seconded by Lori Watson. The motion passed unanimously.

These minutes respectfully submitted,

Susan Thomas, AMS
Community Association Manager

