

APPROVED

**PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.
MONTHLY BOARD OF DIRECTORS MEETING
FEBRUARY 15, 2011 MINUTES**

BOARD MEMBERS PRESENT

Lori Watson President
Jason Barrett Vice President
Marlene Gregory Treasurer
Elizabeth Clifford Director

BOARD MEMBERS ABSENT

Veronica Bazarte Secretary

MANAGEMENT PRESENT

Susan Thomas, AMS

- I) CALL TO ORDER – L. Watson called the meeting to order at 6:30 pm.

- II) ROLL CALL – All board members present except for Veronica Bazarte. Association Manager, Susan Thomas, was present also.

- III) APPROVAL OF BOARD MEETING MINUTES – January 25, 2011 Monthly Board Meeting Minutes

<p>Motion by J.Barrett to approve the January 25, 2011 monthly board meeting minutes. Seconded by E.Clifford. A vote was taken and the motion passed 4-0.</p>

IV) DELINQUENCY UPDATE-

Lori Watson updated the members on the current delinquent status. As of February 11, 2011 the delinquent assessment balance was \$213,062.32 of which 7 accounts are on

attorney status. Unit 901 has sold. There is a check in trust for the delinquent amount of \$6,819.92. Unit 1405 has paid \$4,672.89 and the check is also in trust.

V) DIRECTORS & COMMITTEE REPORTS – Corrine Disler for One Bayshore Master Association was present. There was no report given. The next City Council meeting is scheduled for March 3, 2011.

VI) MANAGERS REPORT – See report submitted by Susan Thomas

VII) NEW BUSINESS

A) Motion to approve the A/C Specialists proposal to repair the 18.1 Addison Air Conditioner located on the roof of the East Tower.

Motion by M. Gregory to approve the A/C Specialists proposal to repair the 18.1 Addison Air Conditioner located on the roof of the East Tower for \$2,890.00. The motion was seconded by J. Barrett. A vote was taken and the motion passed 4-0.

B) Drywall, Baseboard and Masonry Repairs-Sierra Construction has submitted a proposal to repair several areas of drywall in the building, baseboards and masonry. Manager is waiting on a revised proposal to incorporate some more repairs and painting and will forward it to the Board upon receipt. Decision tabled until next board meeting.

C) Motion to approve the proposal from Tropex Plant Services to replace the live plants in each lobby with silk plants (Botanically Correct Permanent Plants).

Motion by E. Clifford to approve the proposal from Tropex Plant Services to replace the live plants in each lobby with silk plants. (Botanically Correct Permanent Plants).The motion was seconded by M. Gregory. The cost includes the purchase of the plants, extra materials and the installation for \$1,722.00. A vote was taken and the motion passed 4-0.

D) Exterior Directional Sign and Sign Policy

Motion by E. Clifford to approve and proceed with the exterior directional sign to the manager's office in plain (block) print (font) without the words dial 109 in the arrow pending approval by the Master Association. The motion was seconded by J. Barrett. Three members voted in favor, one opposed (Lori Watson). The motion passed 3-1.

VIII) OLD BUSINESS

A) Leasing terms in Declaration and Rules & Regulations – Article 10.3 in the Declaration of Condominium states, “Only entire Units may be rented provided the occupancy is only by the tenant and their servants and non-paying social guests and the lease term is not less than twelve months.” Additionally it reads, “An amendment of this paragraph shall require the written consent of not less than 80% of the total voting interests of all Unit Owners.” The Board decided to table the discussion about leasing terms in the Declaration and Rules & Regulations until the next meeting.

B) Economy Caulking, Inc. - Proposal to recoat the garage decking – The Association's attorney, Jonathan Ellis, is awaiting the revised proposal and warranty from Economy Caulking, Inc. The revised proposal will be forwarded to the manager and board upon receipt. The Board decided to table the acceptance of the proposal until the next board meeting.

IX) INFORMATION ITEMS

A) The Community Manager was asked to obtain information about converting the swimming pool to a salt water pool for discussion at next board meeting.

- B) ISTA Submetering Company will be submitting their recommendation and quote to install submeters in the Commercial Condominium units.
- C) Manager to request a Preventative Maintenance Agreement for two times per year from Commercial Fitness.

VIII) ADJOURNMENT

Motion by M.Gregory to adjourn at 7:23PM, seconded by E.Clifford.

Motion passed unanimously.

These minutes respectfully submitted,

Susan Thomas, AMS

Community Association Manager