

APPROVED

PARKSIDE OF ONE BAYSHORE CONDOMINIUM ASSOCIATION, INC.

MONTHLY BOARD OF DIRECTORS

JANUARY 25, 2011 MINUTES

BOARD MEMBERS PRESENT

Lori Watson President
Veronica Bazarte Secretary
Marlene Gregory Treasurer
Elizabeth Clifford Director

BOARD MEMBERS ABSENT

Jason Barrett Vice President

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 Jason Barrett. Association Manager Susan Thomas present.

- III) APPROVAL OF BOARD MEETING MINUTES – December 20, 2010 Monthly Board Meeting Minutes

Motion by V. Bazarte to approve the December 20, 2010 monthly board meeting minutes.
Seconded by E. Clifford. 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 January 20, 2011 the delinquent assessment balance was \$203,532.42 of which 7 accounts are at

legal for a total \$174,181.68 and the remaining three accounts 1months or less in arrears in the amount of \$1,859.04.

V) DIRECTORS & COMMITTEE REPORTS – Corrine Disler for One Bayshore Master Association was present. There was no report given. Lori Watson announced there is a Legal Committee. The next City council meeting is scheduled for February 10, 2011.

VI) MANAGERS REPORT – See report submitted by Susan Thomas

VII) NEW BUSINESS

A) Motion to ratify the decision to appoint committee members for new manager search

Motion by V.Bazarte to ratify the decision to appoint committee members for the new manager search. Second by M.Gregory. A vote was taken and the motion passed 4-0.

B) Reliance Services Group (RSG) Enrollment Authorization and Wood Repairs on the 11th floor.

The Board decided to TABLE the discussion until the next board meeting.

C) Exterior Directional Sign and Sign Policy

The Board decided to TABLE the discussion until the next board meeting.

D) Evening Security Guard for Gasparilla

Motion by E.Clifford to hire an evening security guard for Gasparilla from 5:30 pm- 10:30 pm. Second by M.Gregory A vote was taken and the motion passed 4-0

- E) Lease Term Policy - All lease terms will be evaluated on a “case by case” basis by the Board.
- F) Replacement of Lobby Plants with Silk Plants – The Board requested an estimate for the replacement of the existing plants in both lobbies. Estimate to include the cost of periodic cleaning.

VIII) OLD BUSINESS

IX) INFORMATION ITEMS

Manager to obtain information from Air Conditioning Companies to prepare for Spring A/C maintenance.

VIII) ADJOURNMENT

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

Motion passed unanimously.

These minutes respectfully submitted,

Susan Thomas, Association Manager

Approved by the Board, 2.15.2011

