



1200 U. S. Highway One, Suite E

North Palm Beach, FL 33408

**JANUARY 30, 2006**

The 2006 Organizational Meeting was called to order at 10:27 AM. Board Members in attendance were David Bell, Thomas Braun, Joseph Fazio and Kathleen Schoemaker. Frank Rizzo was not in attendance. Also in attendance were AL DeMott, Michelle Winfree and Sylvester Kaminski from OPC Management, Inc.

**NOMINATION OF OFFICERS:**

Mr. Braun made a motion for the following nominations:

President:	David Bell
Vice President:	Thomas Braun
Secretary:	Kathleen Schoemaker
Treasurer:	Frank Rizzo
Member:	Joseph Fazio

Mr. Fazio seconded the motion and it passed unanimously.

**APPROVE OCTOBER 27, 2005 and DECEMBER 8, 2005 BOARD MEETING MINUTES**

A motion was made by Mr. Braun to approve the October 27, 2005 and December 8, 2005 minutes as written, seconded by Mr. Bell. The motion passed 3-0 with Mrs. Schoemaker abstained.

**APPROVE CONTINUED BANKING AT FIDELITY FEDERAL:**

Mr. Braun made a motion to maintain the operating and reserve accounts with Fidelity Federal, seconded by Mrs. Schoemaker and passed unanimously.

**DISCUSSION OF AND VOTE ON 2005 AUDIT ACCOUNTANT:**

Mr. Bell stated that an audit should be performed on the 2005 financial statements. Mr. DeMott recommended Lisa Johansen CPA. A motion was made to engage Lisa Johansen services to conduct the 2005 audit at a cost not to exceed \$3,200 and subject to review of the engagement letter, seconded by Mr. Braun and passed unanimously.

**DISCUSS AND VOTE ON WEBSITE:**

Mr. Fazio made a motion to set up the Association website at a cost of \$200 plus \$40 per hour for additional work that will be authorized by the Board. The website will include an email address for the Building Manager issues ( [Syl@waterfrontjuno.com](mailto:Syl@waterfrontjuno.com) ) and an email address for the Board issues ( [Cherylynn@opcmc.com](mailto:Cherylynn@opcmc.com) ). The motion was seconded by Mr. Braun and passed unanimously.

**DISCUSS AND VOTE ON HANDRAIL INSTALLATION:**

Mr. Bell discussed the safety issue of the stairs in the lobby that lead to the mailboxes. This item was tabled until additional information can be obtained.

**FUTURE BOARD MEETING SCHEDULED:**

No Board Meetings were scheduled at this time.

**Adjournment:**

With no further business to be brought to the Board, Mr. Fazio made a motion to adjourn at 11:30 AM, seconded by Mr. Bell and passed unanimously.



Michelle Winfree  
Recording Secretary



Kathleen Schoemaker  
Association Secretary