



1200 U. S. Highway One, Suite E

North Palm Beach, FL 33408

JUNE 13, 2008

A regular meeting of the Waterfront Condominium Board of Directors was called to order by President Kathleen Schoemaker at 9:00 a.m. in the Social Room. Other Board Members in attendance were David Bell, Vice President. Joseph Fazio, Tom Braun, Kathleen Schoemaker and Frank Rizzo attended via teleconference. Also in attendance were Alfred DeMott, Cherylynn Pannebecker and Sylvester Kaminski from OPC Management, Inc. Mr. DeMott stated that the meeting was noticed in accordance with Florida Statute 718.

APPROVAL OF MARCH 10, 2008 MEETING MINUTES

Mr. Rizzo made a motion to approve the March 10, 2008 minutes as submitted, seconded by Mr. Braun and passed unanimously.

DISCUSS AND APPROVE PAINTING OF GARAGE FLOORS, DOORS AND WALLS:

Mr. Kaminski presented three proposals for the painting of the garage floors, doors and walls. Mr. Kaminski stated that in the past they have used As You Like it Painting and that the vendor provided good service. After a brief discussion Mr. Bell made a motion to approve As you Like it Painting in the amount of \$5,643, seconded by Mr. Rizzo and passed unanimously.

Mr. Rendini stated that he would like the Board to discuss and approve the summer projects before the residents leave for the summer in effort to keep them informed. Mr. Fazio suggested that going forward a list of summer project should be distributed to the homeowners. Mr. Fazio also suggested that more Board Meetings be held.

DISCUSS AND APPROVE SEALING OF DRIVEWAY PAVERS:

Mr. Kaminski presented the Board with three proposals to seal the driveway pavers. Mr. Kaminski stated that the pavers are in bad shape and the proposals include pressure cleaning, etching and sealing with warranties. After discussion a motion was made by Mr. Rizzo to approve Triple M Pavers proposal in the amount of \$7,315 (includes 2 year warranty), seconded by Mrs. Schoemaker and passed unanimously.

Mr. Fazio stated that he is concerned with continually allowing the Waste Management and Landscaping Trucks to pull onto the pavers. Mr. Fazio would like to set some guidelines for not allowing the heavier equipped trucks on the pavers. The Board will discuss further.

DISCUSS AND APPROVE CABLE AGREEMENT

Mr. Fazio, Mr. Bell and Mr. Kaminski met with Comcast and Direct TV representatives to discuss the options and costs on the contracts.

Mr. Bell reported that the following issues were revealed.

A. 22 owners currently have Comcast high speed internet according to the survey results. Mr. Bell reported that residents would not be able to receive the Comcast signal if the single cable that services each unit is used for Direct TV as the services would interfere with each other.

B. Additional equipment is required to change over to Direct TV. New cable boxes would be mandatory in each unit. Access is required to each unit. If the owners did not complete the cable installation simultaneously than the unit owners would be charged a \$125 fee for installation. Direct TV's installation cost is \$11,250. They require a \$5,000 deposit and the balance would be amortized over 36 months.

C. The price comparison between the 3 year Cable TV proposals is as follows:

Comcast	\$76,902	Direct TV	\$78,255
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D. If a resident wanted to keep Comcast service they would have to pay the individual rates.

E. Mr. Bell stated that residents can presently hook up to Direct TV services through the dish on the roof that was installed by the association.


With all the information received Mr. Bell stated that although he would like to change to Direct TV it is not in the best interest of the majority of owners in the building. Mr. Bell recommended approving the Comcast Cable Agreement.


Mr. Braun made a motion to approve the Comcast Cable Agreement, seconded by Mr. Bell and the motion carried 4 to 1 with Mr. Fazio opposed.

Mr. Fazio does not believe the Board has compiled the information of simultaneous service of Direct TV service with Comcast Internet Service correctly. He does not believe some of the information is factual.

ADJOURNMENT

With no further business to come before the Board, Mrs. Schoemaker made a motion to adjourn at 10:15 a.m., seconded by Mr. Bell and the motion passed unanimously.


Cherylann Pannebecker
Recording Secretary


Thomas Braun
Association Secretary