

WATERFRONT AT JUNO BEACH CONDOMINIUM, INC.

UNAPPROVED MINUTES

April 7, 2009

A regular Board Meeting of the Waterfront Condominium Board of Directors was called to order by President David Bell at 8:10 a.m. in the Social Room. Other Board Members in attendance were Treasurer Amir Farhadi and Director James Fabbriatore. Vice President Kathleen Schoemaker and Vice President Tom Braun 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.

APPROVE MARCH 3, 2009 BOARD MEETING MINUTES

A motion was made by Mr. Bell to approve the March 3, 2009 Board meeting minutes as submitted, seconded by Mr. Fabbriatore and passed unanimously.

PRESIDENT REPORT:

A. Discussion of Engaging Association Rep for Sprinkler Replacement: Mr. Bell summarized the project of the replacement of the recalled sprinkler heads for the building. Mr. Bell stated that the contractor requires a representative to be present for each unit's installation regardless of the presence of the homeowner. Mr. Bell reported that OPC Management would supply an insured representative to accompany the contractor to each unit for the install which should take approximately 1 – 1½ hours per unit. The estimated cost of the personnel is \$1,000. After discussion a motion was made by Mr. Fabbriatore to approve the expenditure, seconded by Dr. Farhadi and the motion passed unanimously.

B. Discussion of Beach Illumination: Mr. Bell stated that the building received a letter from the Town of Juno Beach dated March 9, 2009 informing the Association that the lights reflecting off the building are not in compliance with the rules for the turtle nesting season. The Town requires the reduction in lighting on the south side of the building and the non shaded light facing the east. Mr. Kaminski reported that some of the bollard lights have been unscrewed to reduce the lighting. Mr. Fabbriatore questioned the dates of turtle season. Mr. Kaminski reported the season begins March 1st through October 31st.

C. Post Tension Cable Repair: Mr. Bell reported that the contract was signed for the post tension cable repair and permits have been applied for which will take approximately 4-6 weeks. Once the permits are approved the project should take 45 days. Mr. Bell reported that the engineers were hired and will supervise the project.

TREASURER REPORT (attached)

Mr. DeMott reported that as of March 31, 2009 the operating balance was \$70,250 and the Association is ahead of budget by \$27,816. The reserve balance was \$246,319. Mr. DeMott stated that the reserve fund is over budget \$6,025 due to the air conditioning replacement and the purchase of exercise equipment.

RATIFY INCREASE IN INSURANCE PREMIUM

Mr. DeMott summarized the increase in premium due to the increase in coverage of the difference in conditions policy and the decrease in deductible for the windstorm policy. He stated that the increase in the premiums will not cause the budget to be exceeded. After discussion a motion was made by Mr. Bell to approve the increase in premium, seconded by Mr. Fabbriatore and the motion passed unanimously.

MANAGER REPORT: No Report.

COMMITTEE REPORTS:

- A. Landscaping: Mr. Wolff reported that the pots by the pool area all have new flowers, new white stones were added by the steps of the sauna and the garage area was weeded and trimmed. Oleanders or other plant will be planted to hide the electrical box by the garage and cement boxes will be added by the brick walkway in the BBQ area so trees can be installed. Mr. Kilpatrick, a unit owner, requested that the Board entertain the thought of extending the landscape to the front wall of the building similar to landscaping in the front of the condominium to the South.
- B. Decorating Committee: Mrs. Ross reported on the problem with the pool furniture and presented a plan to repair all the furniture with a two year warranty. Tropitone Pool Furniture will repair the furniture at a cost of only \$500 for the delivery and pick up.

Plants in Lobby – Mr. Bell stated that Mr. Hefner, the original interior designer of the lobby, was hired at \$200 per hour to make recommendations for the plants in the lobby area. A new live plant vendor was recommended. After discussion a motion was made by Mr. Fabbriatore to approve the new plant vendor subject to contract negotiations, seconded by Mrs. Schoemaker and the motion passed unanimously. Mr. Bell made a motion to purchase the four new urns as recommended at a cost not to exceed \$2,500, seconded by Mrs. Schoemaker and passed unanimously.

A proposal for floral arrangements was submitted for a total of \$1,992 to include the lobby centerpiece, elevator floral arrangements and two plants by elevator for the “2” stack and one by the elevator for the “1” stack. Mr. Bell made a motion to approve the expenditure of \$1,992 for the silk floral arrangements as submitted, seconded by Mr. Fabbriatore and the motion passed unanimously.

COMMITTEE REPORTS:

C. Building Committee: Mr. Stairman reported that the weekly inspections are being conducted by Mrs. Pannebecker and Mr. Kaminski. He reported that he attended the last walk through and that the Bollard lights in the front have been replaced. He also requested that the sidewalk light poles be painted and recommended power washing be conducted more often for the high traffic areas of the garage.

Mr. Rendini reported that the garage door hit his wife's vehicle due to her pause under the gate. Mr. Rendini requested that Mr. Kaminski investigate the option of having a 20 second pause instead of the current 8 second pause. Residents also requested that rubber be installed on the entire bottom of the gate.

DISCUSSION OF NEW COMMITTEE IDEA: Dr. Farhadi recommended that the building have more participation and group interaction. He suggested obtaining discounts for special services, including health care. Dr. Farhadi will investigate this option and ask for committee members.

NEW BUSINESS: Mr. Fazio questioned when the unit owners would be able to review the certified survey that was completed in regards to the lawsuit. Mr. Bell stated that the Board has not received this information and that this issue is in the hands of the attorneys and the courts.

ADJOURNMENT

With no further business to come before the Board, Dr. Farhadi made a motion to adjourn at 9:45 a.m., seconded by Mr. Fabbriatore and the motion passed unanimously.

Cherylynn Pannebecker
Recording Secretary

Thomas Braun
Association Secretary