



1200 U. S. Highway One, Suite E
February 2, 2010

North Palm Beach, FL 33408

A regular meeting of the Waterfront Condominium Board of Directors was called to order by President David Bell at 8:00 a.m. in the Social Room. Other Board Members in attendance were Secretary James Fabbriatore, Treasurer, Sherman Wolff, Vice President Joseph McCarthy and Ass. Secretary/Treasurer, Amir Farhadi. Also in attendance were Cherylynn Pannebecker and Sylvester Kaminski from OPC Management, Inc. Mrs. Pannebecker stated that the meeting was noticed in accordance with Florida Statute 718.

APPROVAL OF JANUARY 26, 2010 ORGANIZATIONAL MEETING MINUTES:

A motion was made by Mr. Wolff to approve the January 26, 2010 Organizational Meeting minutes as submitted, seconded by Mr. Farhadi and passed unanimously.

PRESIDENTS REPORT:

Mr. Bell stated that he will discuss the projects later in the meeting.

DISCUSS AND VOTE TO ENGAGE CPA FOR 2009 AUDIT:

Mr. Bell stated that the CPA Mark Escoffrey submitted his proposal for the 2009 audit in the amount of \$5,000 which is the same price as the 2008 fee. After discussion Mr. McCarthy requested the price of the audit be negotiated. Motion was made by Mr. Wolff seconded by Dr. Farhadi, to approve the audit and tax return by CPA Mark Escoffrey at a price not to exceed \$5,000. Motion passed unanimously

Mr. Bell reported that the following projects were briefly discussed at the annual meeting and will be further discussed as follows:

- A) Health Services: Dr. Farhadi discussed the option of scheduling a meeting with the residents for services of a nurse practitioner, pharmacy services and primary care services. After discussion the Board, while they do not endorse this service, agreed to allow Dr. Farhadi to set up a meeting date and time. The meeting will be posted and the residents can sign up to determine if there are enough owners willing to attend the meeting.
- B) Building Committee & Shower Installation: Mr. Bell reported that the building committee submitted a proposal for cameras around the pool area in the amount of \$8,100. He stated that he was opposed due to cost of the cameras and the added wiring expense. He also stated that due to the lack of clarity at night, information would be limited. Mr. Fabbriatore stated that although a good idea, he also questioned the clarity. He felt putting up signs that cameras are installed even though they are not may deter any trespassers. Mr. Wolff stated the reason there are many trespassing issues is because of the pool and the shower at the Waterfront. If the City would install the shower as previously reviewed for a cost of \$3,000, it would stop people from entering the property. Dr. Farhadi felt the shower should be removed. After discussion a motion was made by Mr. Wolff to put up camera signs, not to install the camera and pursue the City for the installation of a shower. The motion passed by a vote of 4 to 1 with Dr. Farhadi opposed.

DISCUSSION OF PROJECTS IDENTIFIED AT ANNUAL MEETING (cont.):

- C) Rules Committee: Mr. Bell reported that Marvin Glauber has been serving on the rules committee this past year and has done very well. After discussion a motion was made by Mr. Bell to appoint Mr. Glauber as the chairperson of the Rules Committee, seconded by Dr. Farhadi and the motion passed unanimously. Mr. Kilpatrick, Mr. Boone and Mr. Farhadi will also serve on this committee.
- D) Sure Temp Proposal: Dr. Farhadi summarized the proposal for solar panels to be installed on the roof at a cost of \$168,750 to power heat pumps thereby saving gas expense. After discussion Mr. Bell requested the issue be tabled and that the Sure Temp representative attend the next Board Meeting to discuss this project.
- E) Parking Lot Pavers: Mr. Bell stated Four Jays Consulting Engineers provided proposals obtained from the vendors to repair the pavers on the upper parking deck. Mr. Bell stated that the board is not comfortable with any of their solutions and reported that this past year \$6,900 was spend to patch the pavers to keep them from moving. Mr. McCarthy volunteered to work with Syl to obtain other proposals and solutions.
- F) Unit Air Conditioning Service: Mr. Bell reported that many of the a/c systems in the units have overflowed due to lack of service and have causing flooding. Mr. Bell presented the proposal from James Matney A/C to inspect and service each unit air conditioning systems twice per year for \$58.00 per visit per unit. He stated that this would be a common expense of the association as all units will benefit equally. Mr. Wolff requested the attorney confirm the association may provide this service. After discussion a motion was made by Mr. Wolff to approve the service for each unit contingent on the attorney's positive response, seconded by Mr. McCarthy and the motion passed unanimously.
- G) Insurance: Dr. Farhadi requested that his insurance agent be able to come in and make a bid for the insurance package on the building. Mr. Bell reported that if an additional windstorm bid is received in writing then the association is legally bound to take the bid even if the bid is higher than the Citizen quote. Dr. Farhadi asked if they could just come in and speak. Mr. Bell requested that Dr. Farhadi contact the management company to set up this meeting.
- H) Sprinkler Head Recall: Mr. Bell reported that there are 20 heads left to be replaced. Mr. Kaminski will schedule the work with each unit owner affected.


Mr. Bell stated that there is still one unit owner who has not paid 2 quarters of assessments. After discussion a motion was made by Mr. Bell to request the Association's attorney to send a demand letter and proceed with the lien process, if payment is not received timely. The motion was seconded by Mr. Fabbriatore and passed unanimously.

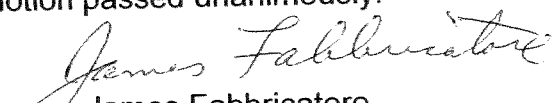
Mr. Bell summarized the legal description of being eligible for running for the Board and discussed the problem with the owner who did not qualify.

After discussion the next Board Meeting will be held on March 30, 2010 at 8:30 am.

ADJOURNMENT

With no further business to come before the Board, Mr. Wolff made a motion to adjourn at 9:35 a.m., seconded by Dr. Farhadi and the motion passed unanimously.


Cherylann Pannebecker
Recording Secretary


James Fabbriatore
Association Secretary