

SHEARWATER CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JUNE 24, 2013

PRESENT: Frances Higgins, President
Jonathan Lewis, Member at Large
Linda Lawrence, Treasurer
Barbara Britt, Member at Large
Lynn Maichle, Secretary
Carleen Petterson, Vice President

ALSO PRESENT: See Sign In Sheet
Kasia Natale, Brodie Management
Eric Petterson, Dock Master

Frances Higgins, President, called the Board Meeting of the Shearwater Condominium Association to order at 7:00 P.M. The meeting was held at the Shearwater Clubhouse.

MINUTES:

- Frances Higgins moved to approve the meeting minutes of the April 15, 2013 as submitted, Linda Lawrence seconded the motion and the vote was carried unanimously.

PRESIDENT'S REPORT – Frances Higgins:

- No report.

TREASURER'S REPORT – Linda Lawrence (See Attached Report):

- See attached report as of May 31, 2013.
- To date the expenditures were 2% below the budgeted amount.
- Linda Lawrence requested that all landscaping invoices for fiscal year 2013 be paid before the end of the fiscal year which is June 30, 2013.
- Linda Lawrence made a motion to approve the transfer of 20K funds from reserve to the operating account for painting, Lynn Maichle seconded.
- Pool Party – the cost escalated above the budgeted amount; extra hours for the lifeguard were not included in the budgeting process. Linda Lawrence made a motion to reimburse Julie Capps \$250 for the expenses. Voted by the Board, Carleen Petterson seconded. Linda Lawrence proposed the potluck vs caterers party in the future to avoid the expenses.

MANAGEMENT REPORT – Kasia Natale (See Attached Report):

- See Attached Report.
- #1 – Engineer Evaluation of the Decks: The RFP from Nick of ETC was revised and approved by the law office of John Oliveri.
- #2 – The trimming of several trees was approved with the exception of the pruning of the tree by building #11 which was postponed.
- The proposals for cleaning/sweeping the chimneys; cleaning condensate lines; power washing and sealing the decks; the landscaping project in front of buildings #5 and #6; the replacement of the timer lights are pending.

COMMITTEE REPORTS:

Marina Committee – Eric Petterson (See Attached Report):

- See Attached Report.
- Eric Petterson proposed minor changes to the rules and regulation.

Grounds and Landscape Committee Report:

- No report.

Architectural Committee:

- No report.

Pool and Activities Committee:

- No report.

OLD BUSINESS:

- None.

NEW BUSINESS:

- Linda Lawrence discussed the pool issues with lifeguards changing frequently. The RFPs for 2014 pool season will be sent to obtain proposals from different pool management companies.
- Linda Lawrence discussed few issues with the decks RFP. Jonathan Lewis responded that minor changes may be implemented after the association selects a contractor. Jonathan Lewis made a motion to approve RFP, Lynn Maichle seconded, all approved.
- The trimming of the trees was approved.
- Carleen Petterson discussed the open work orders status and requested bi-weekly reports from Brodie.
- The Board discussed the cleaning of the condensate lines on yearly basis to be included in Rules and Regulations.
- The Board made a decision on behalf of the home owners not to use Cunningham contractor due to previous problems.

NEXT BOARD MEETING:

The next meeting is scheduled for Monday, August 19 at 7:00 P.M.

ADJOURNMENT:

With no further business to discuss, Linda Lawrence moved to adjourn the meeting. Jonathan Lewis seconded the motion and it carried unanimously. The meeting was adjourned at 8:40 P.M.

Respectfully Submitted,

Kasia Natale, Managing Agent

Approved: _____

Date: _____