

**POINTE SURFSIDE HOMEOWNERS ASSOCIATION  
BOARD MEETING MINUTES  
JANUARY 18, 2011**

**NOTICE:** Upon due notice given and received the General Session meeting of the Pointe Surfside Homeowners Association was held on January 18, 2011 and called to order at 6:40 pm.

**DIRECTORS  
PRESENT:**

Janet Cabourne..... President  
Michael Carralero..... Vice President  
Patricia Enna.....Treasurer  
Mary Whaley.....Secretary  
Gus Zakka.....Member at Large

**ALSO PRESENT:** Jan Standish, CCAM.....Golden West Property Manager

**HOMEOWNER  
FORUM:**

Bonnie Johnson-C206 asked if the Clubhouse rental charge had gone up. The Board answered that it did not. Linda Zakka-A212 was present to observe the meeting. Ellen Riley-C202 was present to ask about the status of her roof leak repair and interior repair. The roof leak has a temporary repair and the interior repair bid will be discussed later in this meeting.

**MINUTES:**

A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve the Board meeting minutes of November 16, 2010 as written.

A motion was made by Mary Whaley, seconded by Patricia Enna and carried to approve the December 15, 2010 Special meeting minutes as written. Michael Carralero and Gus Zakka were not present at the meeting therefore they both abstained.

**FINANCIALS:**

A motion was made by Patricia Enna, seconded by Janet Cabourne and carried to approve the December 2010 financial report subject to audit.

A motion was made by Patricia Enna, seconded by Janet Cabourne and carried to reallocate \$100,000 from the paint reserve to the roof reserve and \$60,000 from 3310 to the termite reserve.

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A motion was made by Patricia Enna, seconded by Janet Cabourne and carried to approve the November 2010 financial report subject to audit.

The removal of the Pine tree by unit B201 and the Fichus tree behind the C Building are to be added to the tree trimming proposals.

GWPM is to request Tierra Verde Landscaping to loosen the bands on the Banana plants.

A motion was made by Janet Cabourne, seconded by Mary Whaley and carried to give the property manager authorization to proceed with maintenance issues up to \$1000.

A motion was made by Janet Cabourne, seconded by Gus Zakka and carried to approve Humburg's proposal #211137 to paint the ceiling of unit C202.

A motion was made by Janet Cabourne, seconded by Patricia Enna and carried to approve Affordable Gate's proposal #1928 and charge reserve account 3100 for \$1200.

The Board member responsibility and reports were discussed.

Gus Zakka will only do it if he wants to do it; it is not mandatory and should be done by the property manager. Michael Carralero stated he had a report but had not submitted it and stated he will submit it prior to the next monthly property walk.

A motion was made by Janet Cabourne, seconded by Mary Whaley and carried to approve RMI's bid to repair the drywall damage from a water leak in unit C112 in the amount of \$625.

GWPM is to request PCW correct their bid to indicate unit A310 not 301/201 and request a bid from DM Construction.

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The Personal Touch and Peak Lighting bids were tabled to the February meeting.

GWPM is to request a bid for an additional camera at the Lynn gate and ask if they can move the pool camera higher. Ask them to bid only one gate and see if they can give a better price if both gates are done at the same time.

A motion was made by Janet Cabourne, seconded by Michael Carralero and carried to approve the Cosco Fire Protection bid.

GWPM is to ask Humburg to contact Janet Cabourne regarding installing 5 gutter extensions and splash guards.

GWPM is to ask Marco Polo to adjust the timer on the pool lights and monitor them so that they are on

**ADJOURN:** There being no further business to discuss; the meeting was adjourned to the Annual meeting session at 8:00 p.m.

**ATTEST:** Respectfully Submitted by:

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Golden West Property Management

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**APPROVED:** Chairperson of the Meeting / President of the Association

**SECRETARY'S CERTIFICATE**

I, Mary Whaley, the duly elected and acting Secretary of the Pointe Surfside Homeowners Association, do hereby certify under penalty of perjury that the attached is a true and correct copy of the Minutes of the General Session meeting held January 18, 2011 as approved by the Chairperson and President of the Association.

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Date

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Secretary