

**POINTE SURFSIDE HOEMOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 17, 2009**

**CALL TO ORDER:** The meeting was called to order at 6:30 p.m. by President, Mary Whaley.

<b>DIRECTORS PRESENT:</b>	Mary Whaley.....	President
	Jenice VanAndel.....	Secretary
	Janet Cabourne.....	Treasurer
	Michael Carralero.....	Member at Large

**ALSO PRESENT:** Jan Standish, CCAM, Golden West Property Management

**MINUTES:** A motion was made by Janet Cabourne, seconded by Michael Carralero and carried to approve the Board meeting minutes of January 20, 2009 as written.

**HOMEOWNER FORUM:** Doug Carasso of A105 requested that a \$50 fine be reversed. Becky Jaffee of A312 reported paint peeling off door, requested an explanation of only distributing 1 common area key and stated that the owners present want 2 keys per unit. Patricia Enna of B105 and Richard Marks reported termite damage. Yvonne Parker of B110 requested that the numbers in the underground parking be changed. Susan Dunne of A108 reported a skink hole in her back yard that appears to be located by the common area drain. Management was instructed to contact California Rooter to contact her property manager at 714-963-7175. Owner informed that if sink hole not caused by common area drain that they would be responsible for cost. Management also instructed to send A107 a notice that they must have a mold test done to clear the common area walls from recent water intrusion by A108.

**A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to distribute a second common area key at no charge and additional keys will be at a cost of \$100.00.**

Management instructed to order 100 additional keys and request vendor to list key numbers on each invoice.

**FINANCIAL REPORTS:** **A motion was duly made by Janet Cabourne, seconded by Michael Carralero and unanimously carried to approve the financial reports for January and February 2009 subject to audit.**

**A motion was made by Janet Cabourne, seconded by Mary Whaley and carried to close Wachovia CD at maturity and deposit funds to operating account.**

**A motion was made by Janet Cabourne, seconded by Mary Whaley and carried to approve the draft audit and tax returns prepared by Schonwit & Associates.**

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**OLD**

**BUSINESS:** Cleaning catwalks: Management to ask Personal Touch to re-bid to blow catwalks, not sweep.

Insurance deductible: **A motion was made by Michael Carralero, seconded by Jenice VanAndel and carried to increase the deductible to \$10,000.00.**

A notice to owners to inspect their balcony and note any concerns they have regarding wood repairs or painting on their unit.

**A motion was made by Mary Whaley, seconded by Michael Carralero and carried to approve the Lone Star bids for B building and balcony repairs.**

**A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve the annual heater cleaning. Heat is to be turned on April 1<sup>st</sup>.**

**ADJOURN:** There being no further business to discuss; the meeting was adjourned at 8:30 p.m.

**ATTEST:** Respectfully Submitted by:

\_\_\_\_\_  
Jan Standish, Community Manager

**APPROVED:** \_\_\_\_\_  
Chairperson of the Meeting  
President of the Association

**SECRETARY'S CERTIFICATE**

I, Jenice VanAndel, 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 Board of Directors meeting held March 17, 2009 as approved by the Chairperson and President of the Association.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Secretary