

**POINTE SURFSIDE HOMEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
JUNE 19, 2012**

NOTICE: Upon due notice given and received the General Session meeting of the Pointe Surfside Homeowners Association was held on June 19, 2012 at the on site clubhouse.

DIRECTORS

PRESENT: Janet Cabourne..... President
Michael Carralero..... Vice President
Ellen Riley..... Treasurer

ALSO PRESENT: Kim-Marie Bryant..... Golden West Property Management

ABSENT: Mary Whaley..... Secretary
Gus Zakka..... Member at Large

CALL TO ORDER: The General Session of the Pointe Surfside Homeowners Association was called to order at 7:02 pm by Janet Cabourne-President.

HOMEOWNERS

FORUM: In accordance with the State Statute, the homeowners present were given an opportunity to address the Board of Directors.

The following items were presented:

BOARD ANNOUNCEMENT

Due to unforeseen circumstances Mary Whaley-Secretary will be taking an indefinite leave of absence from the Pointe Surfside Board of Directors.

Nathan Lindsey – owner of unit C-304, was in attendance.

Nathan was present to discuss the deck repair needing to be made to his property, contractors and pricing, and issues therein. The Board requests that Nathan provide the two proposals he has received from his contractors for review and discussion. Nathan will send these documents to GWPM.

Jody Blockby – owner of unit A-203, was in attendance.

Jodi inquired about the current deck and flashing issues, roof repair, and reports that her unit's chimney cover is missing.

Maxim Popov-owner of unit A-301, was in attendance.

Maxim disputes the current special assessment which was imposed as he cites it is over the 5% limit the board is authorized to give without full membership approval in accordance with the DS Act. The Board noted that this was an emergency assessment. Maxim discussed the roof installation and/or balcony installation guidelines as they pertain to his potential air conditioning installation request - citing that the board may not restrict the air conditioning installation and there are other units within the complex that have installed air conditioning units on their balcony. The board has agreed to request legal counsel regarding this matter.

**CONSENT
CALENDAR:**

Approval of the May 15, 2012 General Session Minutes
A motion was made by Janet Cabourne, seconded by Ellen Riley, and carried to approve the General Session minutes of May 15, 2012 as written.

Approval of the June 8, 2012 Special Meeting Minutes
A motion was made by Mike Carralero, seconded by Ellen Riley, and carried to approve the Special Meeting Minutes of June 8, 2012 as written.

**FINANCIAL
MATTERS:**

Approval of the April 2012 Financial Report
A motion was made by Ellen Riley, seconded by Mike Carralero, and carried to approve the April 2012 Financial Report as submitted, subject to audit.

Approval of the May 2012 Financial Report
A motion was made by Ellen Riley, seconded by Mike Carralero, and carried to approve the May 2012 Financial Report as submitted, subject to audit.

Delinquency Report of June 13, 2012
All delinquencies and issues therein were discussed in the Executive Session on a case-by-case basis.

A motion was made, seconded, and carried to approve filing the June 13, 2012 delinquency report.

OLD BUSINESS: *(In accordance with the posted agenda)*

Events Calendar Review
This document was briefly reviewed by the Board of Directors.

Roof Consultant and Proposals
Mike Carrelero has agreed to contact the roofer(s) in order to provide the Board with additional information to share at the next regularly scheduled meeting.

Pool Furniture: Sea Breeze Patio Furniture
The Board of Directors have Tabled this matter (will remain on the agenda)

Asphalt Repairs Project
The Board of Directors have Tabled this matter (will remain on the agenda)

Earthquake Insurance: Options Comparison Spreadsheet
The Board of Directors request the options spreadsheet with comparison of coverage, pros and cons of non admitted company from LaBarre / Oksnee Insurance Agency-Keith Hatch, agent. The Board would like to invite Mr. Hatch to attend the annual association meeting. Full membership vote on EQ coverage was suggested.

Catwalk/Walkway Project

The Board of Directors request at least 2 additional bids on this project (PrimeCo proposal denied – board does not want to use this vendor for this specific project). The Board requests that the vendors perform an on site inspection and may contact Jan Standish for the specifics.

NEW BUSINESS: *(In accordance with the posted agenda)*

Vendor Correspondence

All vendor correspondence was reviewed by the Board of Directors.

Homeowner Correspondence

All homeowner correspondence was reviewed by the Board of Directors.

Position/Function of the Management Company and Board Members

This item was Tabled by the Board (will remain on the agenda).

Stream Pump Cover Repair Proposal

This Humburg & Associates Proposal #212795 for stream pump repairs was Tabled by the Board of Directors.

Wrought Iron Vehicle Entry and Pedestrian Gate Proposal

This Humburg & Associates Proposal #212796 for repairs to the wrought iron on the vehicle entry gate and pedestrian gates has been Tabled by the Board.

Security System Housing: Weather Resistant Cabinet-Move/Replace

A motion was made by Janet Cabourne, seconded by Mike Carralero, and carried to approve Monitor Security Systems, Inc. proposal dated June 6, 2012 in the amount of \$1,148.00 for the installation of a weather resistant cabinet next to the Warner Street gate as outlined on the proposal.

Wasp Eradication: Bee Busters Proposal

The Board of Directors have unanimously denied this proposal from Bee Busters for wasp eradication.

Unit B205 – Garage frame repairs needed

The Board requests that PrimeCo contractor take a look at the repair needed to lower garage frame wood reported by the homeowner.

Unit A105- Reimbursement Request

The Board of Directors have approved a reimbursement of \$22.00.

Unit A112-Balcony re-build proposal: PrimeCo Construction

A motion was made by Janet Cabourne, seconded by Ellen Riley, and carried to approve PrimeCo Construction's proposal #6192012JP1024, dated June 19, 2012 in the amount of \$9,708.00 to re-build the balcony at unit A112 as outlined in the proposal.

ARCHITECTURAL

MATTERS: Architectural Request: Unit A301-Air Conditioning installation
The Board seeks legal counsel regarding the legality of the installation. The request is denied until legal advise is given from general counsel- D.Cane.

Approval of Architectural Request: Unit C106-Livingroom Sliding Door
A motion was made by Mike Carralero, seconded by Janet Cabourne, and carried to approve unit C106's installation of a living room sliding Door as outlined in the architectural request documentation provided.

**LANDSCAPE
ISSUES:**

Pine Tree-Encroachment Pruning (next to A306)
Approval was given to have TreeCo Arborist prune the pine tree next to unit A306 as previously discussed at a cost not to exceed \$250.00 – routine landscape maintenance (to confirm with Jan Standish).

Fern Maintenance at C112
Allow the homeowner to maintain this fern as it was planted by the homeowner. Landscapers are to leave this fern for the homeowner to care take.

Landscape Walk Through – May 22, 2012
The Landscape walk through of May 22, 2012 was briefly reviewed by the Board of Directors.

ADJOURNMENT: A motion was made by Janet Cabourne, seconded by Ellen Riley, and carried to adjourn the Pointe Surfside General Session Meeting at 8:00 pm.

ATTEST: Respectfully Submitted by:

Golden West Property Management

APPROVED: Chairperson of the Meeting / President of the Association

SECRETARY'S CERTIFICATE

I, _____, 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 June 19, 2012 as approved by the Chairperson and President of the Association.

Date _____ Signature _____