

**POINT SURFSIDE HOEMOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 19, 2008**

CALL TO ORDER: The meeting was called to order at 6:45 p.m. by President, Mary Whaley.

DIRECTORS PRESENT:	Mary Whaley.....	President
	Jenice VanAndel.....	Secretary
	Janet Cabourne.....	Treasurer

ABSENT: None

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

MINUTES: A motion was duly made by Mary Whaley, seconded by Janet Cabourne and unanimously carried to approve the Board meeting minutes of July 15, 2008 with correction of correct name of President. Approved minutes will be posted on the new website.

HOMEOWNER FORUM Becky Jaffee, A312 was present regarding additional termite damage found to the siding and door jam. Lone Star will be contacted for follow up bid. She also reported a branch going into her balcony and that smoke from BBQs from lower units is excessive and bother her.

Brian of B104 – present and wanted to know if the elm trees were being trimmed at this time. The Board informed him that they had been told these trees were diseased and at the end of their life cycle. 2 elm trees that are very brittle will be checked for possible removal. He also reported that during the tree trimming a branch fell in his patio and broke a couple of candles.

Mark Greenfield, A213 present with 4 concerns. 1. No notice of tree trimming and debris in his patio, 2. reversing a \$50 fine, 3. problems with his assessment accounting and 4. a wasp nest under the gutter.

Judy Crimmins, B101 was present and stated that the sidewalks need cleaning.

Ellen Riley, C202 present and requested that the railings be cleaned. The Board informed those residents in attendance that railings will be painted in the upcoming paint project.

FINANCIAL REPORTS: A motion was duly made by Janet Cabourne, seconded by Mary Whaley and unanimously carried to approve the financial reports for July 31, 2008.

A motion was made by Janet Cabourne, seconded by Jenice VanAndel and carried to approve reimbursement of \$97.06 for clubhouse decorations to Mary Whaley and charge to Clubhouse reserve.

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A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve \$287.09 for clubhouse lamps, removal of old clubhouse couch, 2 palm trees and bulletin board supplies for the past year.

The missing financial documents have been located at CMC and will be picked up. The CPA will be contacted to see if they recommend completing the audit for year ending 6-30-07.

OLD BUSINESS: Tree trimming : Treepros is currently completing the approved tree trimming.

Catwalk repairs & maintenance – PCW & Coastal Coatings bids were reviewed. A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve the bid submitted by PCW in the amount of \$24,700.00.

Lone Star Pest & Humburg & Associate bids for garage wood repairs were reviewed and compared. A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve the bid submitted by Lone Star in the amount of \$11,995.00

Garage structure was inspected by a licensed Civil Engineer. The report concluded that the structure was sound and no recommendations were made for any repair.

NEW BUSINESS Painting bids – 3 sealed bids were opened by the Board as follows:

So. Calif. Coatings - \$177,501 including all wood and stucco

1st Street Painting - \$161,365 “ “ “ “ “ “

Color West Paint - \$190,000 “ “ “ “ “ “

The Board will review the bids over the next week.

Lifted sidewalk at Lynn pedestrian gate – A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve the bid submitted by Humburg & Associates in the amount of \$748.00 to be completed after tree is removed.

Garage lighting – A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve the bid submitted by Group IV for labor only to install new light fixtures at 12 garages and 4 fixtures at pedestrian gates in the amount of \$520.00.

Monthly lighting service – A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve the bid submitted by Group IV in the amount of \$250 per month + bulbs.

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Signs – Management was instructed to order 2 Private Property signs, 2 tennis court gate signs, 1 911 sign and 3 “break down boxes” signs per pricing provided from Next Day Signs.

Gutter cleaning – Two bids were reviewed submitted by Olympique and Humburg & Associates. A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to approve the proposal submitted by Olympique in the amount of \$7,702.00 to be paid from reserve account #3020.

C202 – A motion was made by Mary Whaley, seconded by Janet Cabourne and carried to have Landis Williams Co. re-screw the 2x12 fascia board for a cost of \$20.00.

B210 – A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve Landis Williams Co. proposal to paint damaged interior caused from roof leak in the amount of \$480 after water test and roof repair is completed

Spa pump – A motion was made by Janet Cabourne, seconded by Jenice VanAndel and carried to approve the proposal submitted by Marco Polo Pool Service to replace the spa pump in the amount of \$1,008.00 and charge pool/spa reserve.

Irrigation repair bids – bids for each building were reviewed and will be done in states. A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve the proposal for building A submitted by Tierra Verde Landscape in the amount of \$2,460.00.

Termite treatment & repairs – A motion was made by Mary Whaley, seconded by Jenice VanAndel and carried to approve Lone Star proposal for additional work at 312A in the amount of \$225.00 and proposal for C304 treatment & repairs in the amount of \$775.00.

Two Board members will inspect the door jam at 312A to determine if this is a homeowner responsibility.

Master Antenna – a request will be made to all homeowners to advise management if they use the current master antenna system. The bid to upgrade the current system in anticipation of digital programming will be placed on the Sept. agenda.

California Rooter will be contacted by the Board for more information on plumbing work at B201 in order to determine if this is an association or homeowner expense.

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ADJOURN: There being no further business to discuss, the meeting was adjourned at 8:40 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 Point 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 August 19, 2008 as approved by the Chairperson and President of the Association.

Dated

Secretary