

**POINTE SURFSIDE HOMEOWNERS ASSOCIATION
GENERAL SESSION MINUTES
AUGUST 21, 2012**

NOTICE: Upon due notice given and received the General Session meeting of the Pointe Surfside Homeowners Association was held on August 21, 2012 at the on site clubhouse.

DIRECTORS

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

ABSENT: Gus Zakka..... Member at Large

ALSO PRESENT: Jan Standish..... Golden West Property Management

CALL TO ORDER: The General Session of the Pointe Surfside Homeowners Association was called to order at 7:00 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:

Maria Boccuzzi – owner of C109 was in attendance.

Ms. Boccuzzi complained about an employee of Golden West Property Management during the conversations regarding the current leak from C309 into her unit. She also requested that the fine assessed for not completing the planter box repair within the 60 day extension as this was the period of time when the leak and resulting damage occurred.

Jodi Blackley – owner of A203 was in attendance. She inquired if the repair to her roof has been confirmed completed and if the missing chimney caps have been replaced.

Sara LaVere – new owner of A110 was in attendance. She had a personal issue with her floor being uneven and therefore her contractor is unable to lay her laminate flooring at this time. She also inquired about early morning noise from the unit above her and the Board informed her that it was part of living at PS due to inadequate insulation.

Maxim Popov-owner of unit A-301 appeared at 8:00. He again requested that the association replace his cracked skylights and the Board responded that they anticipated that the roofing project was approximately 4 months from being completed and asked him to wait.

CONSENT

CALENDAR: Approval of the July 17, 2012 General Session Minutes
A motion was made by Janet Cabourne, seconded by Ellen Riley, and carried to approve the General Session minutes of July 17, 2012 as written.

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**FINANCIAL
MATTERS:**

Approval of the July 2012 Financial Report

A motion was made by Ellen Riley, seconded by Janet Cabourne, and carried to approve the July 2012 Financial Report as submitted, subject to audit.

A motion was made by Janet Cabourne, seconded by Ellen Riley and carried to review the current entry gate phone bill and notify owners with out of area phone numbers that they must have a local phone number for the gate and suggest they check with "Google Voice" as an option.

OLD BUSINESS:

Roof Consultant and Proposals: The Board has received one proposal from AWS Consultants, Inc. No action was taken on the proposal.

Catwalk/Walkway Project

The Board of Directors reviewed the proposals from Humburg & Associates, Landis Construction and Fontaine Weatherproofing. A motion was made by Michael Carralero, seconded by Mary Whaley and unanimously carried to approve the bid from Landis Construction and that Michael will call Landis to squeeze pricing and that he will contact management by Friday, August 24th.

Pine Tree-Encroachment removals: A motion was made by Janet Cabourne, seconded by Mary Whaley and unanimously carried to approve Treeco proposal PSS072712 to remove 5 pine trees with the addition of one additional tree removal for a total cost of \$2,100.00.

A motion was made by Michael Carralero, seconded by Mary Whaley and unanimously carried to approve the 2012 annual tree trimming proposal from Treeco at a cost of \$2,975.00.

A213 balcony – After review of the assessment of the balcony from Humburg & Associates it is clear that the deck coating has not been maintained. A motion was made by Janet Cabourne, seconded by Mary Whaley and unanimously carried to advise the owner that failure to keep deck surface cleaned and maintained the repair to the balcony is at his expense.

ADJOURNMENT: A motion was made, seconded and carried to adjourn the Pointe Surfside General Session at 8:13 p.m. and return to the recessed executive session.

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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 August 21, 2012 as approved by the Chairperson and President of the Association.

Date_____

Signature_____