

**POINTE SURFSIDE HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
SEPTEMBER 21, 2010**

NOTICE: Upon due notice given and received the General Session meeting of the Pointe Surfside Homeowners Association was held on September 21, 2010 and called to order at 6:30 pm.

DIRECTORS

PRESENT: Janet Cabourne..... President
Judy Hicks..... Vice President
Jenise VanAndel..... Secretary
Patricia Enna..... Treasurer

ABSENT: Michael Carralero..... Member at Large

MINUTES: A motion was made by Janet Cabourne, seconded by Judy Hicks and carried to approve the board meeting minutes of August 17, 2010 as written.

FINANCIALS: A motion was made by Patricia Enna, seconded by Judy Hicks and carried to approve the August, 2010 financial reports subject to audit.

It has been reported that there is possible bathroom ceiling water damage at C107.

Management is to request a gutter cleaning bid from the same vendor as last year.

A bid from Crandall Plumbing is to be requested to hydro jet the main sewer lines. A second bid is to be requested from California Rooter.

A motion was made by Janet Cabourne, seconded by Jenise VanAndel and carried to approve the proposal submitted by Humburg & Associates, Option 1, to repair C210 ceiling drywall in the amount of \$525.00

A motion was made by Janet Cabourne, seconded by Judy Hicks and carried to approve the estimate from RMI to repair drywall at C110 in the amount of \$825.00. Management is to request a bid to clean the carpet.

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A motion was made by Janet Cabourne, seconded by Jenise VanAndel and carried to approve the bid from Personal Touch to clean the clubhouse carpet and apply 3M Scotch Guard for a total of \$313.30.

A motion was made by Janet Cabourne, seconded by Patricia Enna and carried to approve the revised courtesy notice letter.

Judy Hicks will contact Emilio at Tierra Verde Landscape regarding the soil sample results and banana plant replacement.

A motion was made by Judy Hicks, seconded by Patricia Enna and carried to deny the request submitted by B104 for plumbing reimbursement to clear a build up of sludge under kitchen sink.

A response to C115 is to be sent regarding the placement of the fire extinguishers, flower box, tree plantings and lattice issues.

A motion was made by Janet Cabourne, seconded by Patricia Enna and carried to approve the Group IV estimate to move the photocell at the car wash area.

A motion was made by Janet Cabourne, seconded by Jenise VanAndel and carried to approve new light fixtures for the elevators to be installed by Group IV.

The clubhouse rental fee will remain at \$50.00.

Rule changes – A motion was made by Janet Cabourne, seconded by Patricia Enna and carried, after the required 30 notice to the membership, to adopt a fine of \$100.00 for climbing on the roof.

A motion was made by Janet Cabourne, seconded by Patricia Enna and carried, after the required 30 notice to the membership, to adopt a fine of \$100.00 for having glass in the pool area. Janet, Patricia and Judy – yes; Jenise – no.

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A motion was made by Janet Cabourne, seconded by Jenise VanAndel and carried to reimburse Tim Barr \$16.31 for material to repair the bathroom door closer and hinge.

A motion was made by Janet Cabourne, seconded by Judy Hicks and carried to request a second bid to caulk and paint rust areas throughout the community using the scope of work in the 1st Street Painting proposal.

A motion was made by Patricia Enna, seconded by Jenise VanAndel and carried to approve the proposal from 1st Street Painting to prep and paint 6 transformer boxes in the amount of \$810.00 and charge the painting reserve.

The C stream is still leaking and will be monitored for a possible new sump pump.

ADJOURN: There being no further business to discuss; the meeting was adjourned to general session at 7:55 p.m.

ATTEST: Respectfully Submitted by:

Golden West Property Management

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 General Session meeting held September 21, 2010 as approved by the Chairperson and President of the Association.

Date

Secretary