

Approved  
3-25-08

**MINUTES**  
**Board of Directors Meeting**  
**February 25, 2008**

February 25, 2008 Meeting called to order at 3:00 P.M. by President Don Eslick.

Proof of notice and quorum was verified.

**Board Members Present:**

Don Eslick, President  
Anne Mele, Secretary

Larry Jacobs – V. President  
Sandor Korein, Treasurer

Carole Maeder – V. President  
Dave Lisbon, Manager

**Others Present:**

Dick Bertrand	Karen Bertrand	Ernst Tschoeke	Doug Chapman	Shawn Parker
Suzie Eslick	John McGuire	Jack Dunn	Ridgely Hunt	Joan Hunt
Bob Luttrell	Donna Luttrell	Alan Stinson	Suzanne Stinson	Paul James
Zack Murphy	Dick Drolet	John Duder	Bill Ribble	Coleman Volgenau

**Ms. Maeder** made **motion** to approve the minutes from the January 14, 2008 meeting. **Dr. Jacobs seconded. Passed unanimously.**

**Officer's Reports:**

**Presidents Report** – Don Eslick

A letter was sent out to The President of the PLCA requesting a web cam be placed on the Beach. They are in the process of obtaining proposals. Mr. Eslick asked the Rules and Regulations Committee to discuss the handouts from the prior meeting on Committee Process & Rules and provide a recommendation to the Board. Mr. Eslick asked Dave to bring any changes in condominium law which may affect the Sorrento to the attention of the Board.

**Treasurer's Report** – Sandor Korein

Bank Balances as of 1/31/08 are as follows: Operating Acct: \$ 192,298.01 and the Reserve Account: \$190,021.68

**Mr. Korein** made a **motion** to move the amount of \$22,800, received from WCI for payment resolution of a claim, to the reserve account where these funds were spent. **Ms. Maeder seconded. Motion passed unanimously.** A thank you was given from the members for Mr. Korein's hard and persistent work on this case to achieve an agreement with WCI.

**Correspondence to the Board:**

Unit 1602 – Mrs. Stinson – letter available in office  
Referring to the shutters in the Lobby

Unit 501 – Mr. Drolet - letter available in office  
Referring to the lighting in the Lobby

The Board agreed that the manager will use his own discretion as to the shutters and lighting. **Dr. Jacobs** made a **motion** that that correspondence to the Board not be included with the meeting minutes. **Ms. Mele** amended the motion to additionally note "Available for viewing in the office" and to give a brief description. **Mr. Korein seconded. Passed unanimously.**

**Managers Report:** Provided by Dave Lisbon

1. Completed repairs & projects: roof coating project and the fire pump.
2. We are waiting for the final touches to be completed on the ceiling in the Social Room that had been affected by the water leak.
3. We have had a situation where smoke had been coming out of a Unit caused by an unattended pot on the stove. The Unit Owner was advised of this occurrence involving their father for the second time within a year. His family has since moved him to an assisted living facility.
4. On February 11<sup>th</sup> we had two fire alarms. Both were in fact legitimate alarms caused by the overheating of the insulation and subsequent small fire in same. Repairs were made and the fire pump is back full operation. An inquiry was made with our insurance agent but the expenses did not meet our deductible. Earlier in the month we had a complete fire inspection which turned up a few minor items that we are or have corrected. We were advised by the fire inspector to vacate the building during a fire alarm and not answer the phone. It is recommended that if you do not vacate building, you should move to the stairways.

baseboards at the lobby level. We have just done a 90 day performance evaluation on Keith's assistant, Jesse Richards. Dave recommended that we provide him with 3 sets of uniform shirts and shorts and increase his pay from \$10 to \$11 per hour. **Mr. Korein** made a **motion** to increase Jesse's pay and provide the uniforms as recommended by Dave. **Ms. Mele seconded. Approved unanimously.**

The Board requested that the Preventative Maintenance / Engineering / Technology Committee gather information on a fob system or a coded keypad to eliminate the use of keys at the common area entry areas.

**Committee Reports:**(Committee minutes and reports available in office and online at [www.sorrentoatthecolony.org](http://www.sorrentoatthecolony.org))

**Social Committee** – Donna Luttrell provided the report.

The last party was successful with approximately 50 attending. The next party will be the St. Patrick's Party on March 13<sup>th</sup>.

**Decorating Committee** – Suzie Eslick read the report provided by Peggy Stengel

1) The committee has inspected the carpet in all common areas and is recommending not to replace the carpet. A carpet cleaning company will meet to discuss and educate the committee on the cleaning of carpet. 2) Dave has contacted the painter to return and finish the repair to the Social room ceiling. 3) Mrs. Eslick and Mrs. Jacobs replaced the lamp shades that were damaged by the water leak. 4) The Board asked that the Elevator pads and carpet be removed every evening. 5) The committee recommends for purposes of matching new to old paint we should avoid touch-ups and repaint the entire wall.

**Ms. Maeder** made a **motion** to accept Mrs. Pat Beattie – Unit 602 to the Decorating Committee. **Dr. Jacobs seconded. Approved unanimously.**

**Preventative Maintenance / Engineering / Technology Committee** – Dick Bertrand provided the report

1) The committee went over several high dollar items to review maintenance plans. Results of the tour of the fire pump and generator will be reported to the Board. 2) The committee recommends placing a notice by the mail boxes to remind owners to replace their hoses on the washing machines. 3) The committee asked that the Board let owners know – cell phone use at the pool should be kept to a minimum using a quiet voice.

**Website Committee** – Anne Mele provided the report

1) The link to the Colony Foundation and the Colony Bay Club have been provided on the website. 2) A new form for the realtors and owners to mark any changes on a for sale listing is now available online. We ask that all owners please provide updated information on any units for sale. 3) announcements have been updated, but we still are encouraging residents to let us know any announcements you are willing to share. 4) We have a new section called "What's Cooking" for the recipes requested at the pot luck parties. 5) Committee minutes are now posted online.

**Colony Residents Council & Unit Owners Committee** – Paul James & John Duder provided the report

1) The CRC is attempting to meet with the Colony Foundation auditor to get an explanation of the 2006 audit findings. 2) The Colony has started deactivating clickers that were not identified. 3) The CRC has requested that our representative be appointed at our annual meeting, which will be done.

**Finance/Budget Committee** – Sandor Korein provided the report

1) The contingency fund should cover the shortage in assessments related to the pending foreclosure of a unit. 2) The committee has been meeting with the people from the bank and brokerage firm to assure that our deposits are adequately protected. They are exploring different avenues to achieve the best return on investments. **Mr. Korein** made a **motion** that the Finance Committee could make a decision on investment without further meeting of the Board. **Dr. Jacobs seconded. Passed unanimously.**

**New Business:**

**1) Renters Reference** – The service we use for our background checks has made a change in their fee schedule. **Mr. Korein** made a **motion** to add the National Criminal Database search to program 1 with an additional fee for the bank reference check. **Dr. Jacobs seconded. Motion passed 4-1.**

**2) PLCA Election** – There are four (4) candidates for the two (2) seats of the PLCA Board. None of the candidates are residents of the Colony. The CRC is meeting with all candidates to better understand their positions. **Mr. Korein** made a **motion** that if the CRC supports any candidates that their recommendation would be posted on our website and bulletin board. **Ms. Mele seconded. Motion passed 4-1.**

**3) Insurance** – A quote for our insurance should arrive shortly before our renewal date in June. Premium should be less than in the previous year.

**Owner comments and suggestions:**

How many units for sale in our building? 13

The Sorrento Ladies Golf Team defended their championship by winning the Community Cup.

The Annual Members Meeting will be held March 12, 2008 at 3:00 PM

The Board asked that another email be sent out to unit owners to remind them to send in their proxy.

The next Board meeting is scheduled for Tuesday, March 25, 2008 at 3:00 PM.

Meeting adjourned at 5:15 PM

Respectfully Submitted,

Anne Mele

Board Secretary