

**MINUTES**  
**Board of Directors Meeting**  
**May 1, 2008**

The meeting was called to order at 3:00 P.M. by President Sandor Korein.

Proof of notice and the presence of a quorum were verified.

**Board Members Present:**

Sandor Korein, President	Don Eslick, Vice Pres.	Larry Jacobs
Anne Mele	Dave Lisbon, <i>Ex officio</i>	

Also present: Angie Thompson, Office Mgr.      Robert Luttrell, Secy. & Treas.  
Absent: Carole Maeder

MOTION: Ms. Mele. SECOND: Dr. Jacobs. To accept the agenda as posted. Motion passed unanimously.

The minutes of the Board of Directors meeting of April 17, 2008 were accepted as presented.

**Officers' Reports**

**President's Report** – Sandor Korein

It has been determined that FPL has charged sales tax on the bill for electricity used for the pool heating system despite the fact that the account is exempt from sales tax. Management has contacted FPL and requested a change in the billing structure and has petitioned for a refund of approximately \$800.00 representing sales tax previously paid. Mr. Korein reported that the Florida House of Representatives has passed a bill to modify the Florida condominium statutes. It is anticipated that the Florida Senate will approve an essentially identical bill and that the Governor will sign it into law. The law as enacted may require some modest procedural changes in our operations. The new law will include specific provisions concerning the retention of records and will permit the retention of records in electronic form.

**Manager's Report**

1. The Preventative Maintenance/Engineering/Technology Committee has made an informal recommendation to equip each common area air conditioning compressor with a device known as Kickstart. The purpose of the device is to reduce wear and strain on the compressors each time they are started and thus extend the functional life of each unit. Mr. Lisbon is obtaining bids for the purchase and installation of these devices and will present a recommendation at a future meeting. The anticipated cost of each device, including installation, is approximately \$198.00. Although not required to do so, individual unit owners may wish to consider adding the device to their compressors as well.
2. In the course of soliciting bids for the blacktopping of the driveway, Mr. Lisbon has determined that it may be desirable to add curbing to that portion of the driveway perimeter where no curbing currently exists. The primary reason for doing so is to prevent root intrusion such as that which already has damaged portions of the paving. In addition, the additional curbing would

create a conforming appearance. Mr. Lisbon will obtain bids for this work and present his recommendation at a future meeting.

3. The garage area sprinkler heads that were the subject of a voluntary recall now have ceased to merit an Underwriters Laboratory listing according to the Estero Fire Department. Although the replacement of the potentially defective heads has been deferred during negotiations with the installation contractor, the Estero Fire Department has ordered the Association to replace the heads not later than June, 2008.

MOTION: Mr. Eslick. SECOND: Ms. Mele. To authorize management to take such action as may be necessary, including but not limited to the replacement of the heads at a cost of approximately \$5,625.00, to comply with the Estero Fire Department directive. Motion passed unanimously.

The following **Committee Report** was filed and accepted:

**Decorating Committee** – Suzie Eslick

The Committee recommends the installation of new carpet in the Association office consistent with the materials, installation process, and price (\$8,188.52) described in Quote #3396 received from ProFloors, Inc.

The Board requested that management, acting on behalf of the Committee, obtain bids from two other vendors for identical or equivalent carpet and installation.

Mr. Lisbon recommended that, to the greatest extent possible, the carpet installation should be done on a weekend in order to minimize disruption of office operations. However, paragraph G.1. of the Rules and Regulations of the Association stipulates that, "Repair, construction, decorating or remodeling work shall only be done on Mondays through Fridays between the hours of 8:00 a.m. and 4:30 p.m."

MOTION: Ms. Mele. SECOND: Dr. Jacobs. To waive the provisions of paragraph G.1. of the Rules and Regulations to the extent necessary to permit the installation of new carpet in the Association office with minimal disruption of office routine. Motion passed unanimously.

**New Business**

The Board reviewed bids for insurance for the one year period beginning May 9, 2008. Bids were requested from four firms, and two firms responded. The desired coverage is intended to be essentially identical to the coverage now in effect, but with higher limits where appropriate due to a current appraisal of the structure. Our present provider, Specialty Risk Management Services, provided a bid of \$160,337.00, and Wells Fargo Insurance Services presented a bid of \$196,398.00.

MOTION: Mr. Eslick. SECOND: Dr. Jacobs. To purchase insurance coverage from Specialty Risk Management Services in accordance with its proposal for the one year period beginning May 9, 2008. The premium for such coverage shall be \$160,337.00, payable as follows: twenty percent (20%) payable at the inception of the policy and the balance payable in eight equal monthly payments. Motion passed unanimously.

The next meeting of the Board of Directors shall be held at a date to be determined.

The meeting was adjourned at 3:40 P.M.