

INTERCOASTAL ASSOCIATION BOARD

AGENDA/MINUTES OF MEETING

Location: Unit 206
 No of Pages: 2
 File No: 010

Date of Meeting: October 9, 2010
 Recorded By: Arnell Harrison
 Ref. No: MOM-010

Purpose: Preparation for Annual General Meeting

Distribution: Website, Forum and File

Attendees: Board Officers and Members

Titles: Officers – President (Charles Nelms #207), Vice-President (Kathy Oertel #205), Treasurer (Martin Fugardi #206) and Secretary (Arnell Harrison #209)

Board Members – Bharat Chhabria (#203), Nick Foley (#106), Caroline Kay (#110), David Lewis (#208), Greg Minadeo (#201) and Joetta Villanueva (#102)

ITEM	SUBJECT	DATE	ACTION
100	MEETING CALLED TO ORDER.		
100.1	ELECTION OF CHAIRMAN OF THE MEETING.		
100.2	CALLING OF ROLL AND CERTIFYING OF PROXIES.		
101	PROOF OF DUE NOTICE OF MEETING OR WAIVER OF NOTICE.		Notice was sent out on 09/29/10.
102	READING AND DISPOSAL OF ANY UNAPPROVED MINUTES.		
103	REPORT OF OFFICERS AND COMMITTEES.		
104	UNFINISHED BUSINESS.		
104.1	Discussion of new management/maintenance company		
	Budget		
104.2	<ul style="list-style-type: none"> • Review of costs from this year's improvements • Unit #210 (ownership and payment of back taxes) • Delinquencies • Strategy for recovering from defaulted units <ul style="list-style-type: none"> ○ Civil Suits? ○ Introducing a fine structure [in condo docs] for owners submitting late maintenance fees/assessments • Reserve for units defaulting on maintenance fees • Reserve for future capital replacements • Reduction of maintenance fees 		

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	Building/Unit Maintenance		
104.3	<ul style="list-style-type: none">• Main breaker box replacement• Trimming of mangroves (legal?)• Access to units by Management company• Pest control access into each unit• Reinforcement of split piers		
104.4	Updating Condominium Declaration (Condo Docs)		
104.5	5-Year Capital Plan		
105	NEW BUSINESS.		
	Common Areas		
105.1	<ul style="list-style-type: none">• Creating and implementing protocols (parking area ceiling repairs, A/C tube replacement for upper units, brace under unit #110)• Allocation of TV cable costs• Mailbox replacement• Replacement of wood retaining wall under unit 101 with 2x12 pressure treated lumber• Signage posting at pool area		
106	CALL TO ADJOURN.		