WINDJAMMER CONDOMINIUM ASSOCIATION OF LAUDERDALE BY THE SEA, INC.

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF JULY 12, 2011

In the absence of President Ronald Schweighardt, the meeting was called to order by Association General Manager and Association Secretary John Boutin at 4:45 P.M.

Board Members in Attendance: Vice-President Hurshellene Beamer, Treasurer Nancy Ingalls and Assistant Treasurer Angela Stofsky. Assistant Secretary Michelle Watson and President Ronald Schweighardt had an excused absence.

Other Attendees: John Boutin, General Manager and Association Secretary, Theresa Boutin, Bookeeper and Patty Reynolds, Administrative Assistant.

A quorum of the Board was attained.

Proof of due notice and proper posting was confirmed by General Manager John Boutin.

Manager John Boutin reported that President Schweighardt stopped by Windjammer at 1:30PM this afternoon to pick up his Board package and ask for an excused absence because an urgent matter requiring his attention had arisen and which would conflict with the Board meeting time. Mr. Boutin went over the BOD packet and informed Mr. Schweighardt on all matters that would be presented. He then took President Schweighardt on a tour of the property to show him first hand the improvements both completed and upcoming. President Schweighthart offered that if he was needed to meet quorum requirements or for a vote, that he would make himself available by phone.

Manager John Boutin presented the financial report for the period of January 1, 2011 through June 30, 2011. The report submitted is to be included as part of the minutes.

Manager John Boutin presented the Manager's Report. The report submitted is to be included as part of the Minutes.

Manager Boutin presented the Board with three bids for consideration for the replacement of 2 elevettes in the North Building. All 4 elevettes have exceeded their life expectancy and this item is a reserve item. The funds are available in Reserves to cover the replacement costs for 2 elevettes this year and the remaining 2 next year.

Motion was made by Mrs. Nancy Ingalls to approve the bid submitted by Motion Elevator to replace the elevettes in Unit 201 and 205 at a cost of fifty-one thousand two hundred and sixty dollars, ($51,260.00). The expenditure is to be paid from the elevette replacement Reserves.
Motion seconded by Mrs. Angela Stofsky.
The motion passes unanimously.

Manager John Boutin presented a cost spreadsheet of the deferred maintenance and the capital improvement projects for 2011 which are scheduled to be done during maintenance weeks for approval by the Board.

Motion was made by Mrs. Hurshellene Beamer to approve the deferred maintenance and the capital improvement projects for 2011 as submitted.
Motion seconded by Mrs. Angela Stofsky.
The motion passes unanimously.

Motion was made by Mrs. Angela Stofsky to adjourn the meeting at 5:25 PM.
Motion seconded by Mrs. Hurshellene Beamer.
The motion passes unanimously.

Respectfully submitted,

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Mr. John Boutin, Secretary
Windjammer Condominium Association of
Lauderdale by the Sea, Inc.