

Coronado Condominium Owners' Association

Meeting Date: April 8, 2009
Meeting Time: 3:00 PM
Location: Offices of Suitor & Associates
Purpose: Board of Directors Meeting
Present: David Monderer, Linda Baldwin, Dick Benyo, Scott Fewell and James McNamara by teleconference.
Also Present: Suitor & Associates – Sheila Ullmann

1. Establish a Quorum:

A quorum was established as all board members were present.

2. Call Meeting to Order:

David Monderer called the meeting to order at 3:05 PM.

3. Approval of Minutes from February 12, 2009 Board Meeting:

Richard Benyo moved to approve the minutes from the February 12, 2009 Board Meeting as presented. Linda Baldwin seconded the motion. The motion carried unanimously.

4. Selection of Association Officers:

A motion was made by David Monderer for the following officers:

President: David Monderer
Vice President: Linda Baldwin
Treasurer: Richard Benyo
Secretary: Scott Fewell
Director: Jim McNamara

Roll was taken and all were approved without objection.

5. Update on Water Heater Issue:

Mr. Monderer informed the Board that because of a problem in one of the water heaters, TECO had been contacted by a Unit Owner. After investigation by TECO and Iona McGregor Fire Department, there may be a problem with the installation of water heaters for both the first and second floor units due to incorrect venting or type of heaters installed. On March 4, 2009 the fire inspectors, Richard Benyo, Scott Fewell and Sheila Ullmann had inspected about 12 units. The representative from TECO was also present.

At this time there has not been anything in writing as to a violation from the fire department. There are several options that are being investigated at this time. A letter will be mailed to each owner advising them of the situation and steps they should take until the situation is better understood.

6. Update on Pool Heaters:

Mr. Monderer had spoken to the pool company regarding the pool heaters. Additional quotes will be obtained for electrical work and then the Board will meet to make decisions. The Board agreed to wait until after peak season to do any installation work.

7. Pool Coping Brick:

The brick on the pool coping is shifting and breaking in some areas. Mr. Monderer had Tropical Pavestones do the repair. There are many additional areas that need to be replaced within the next year. A quotation will be obtained and the work can be done after peak season, as the pool will need to be closed for one week.

8. Foreclosure Update:

Mr. Monderer reported that the Unit 1A owner is negotiating with the mortgage holder. Their attorney has requested a payoff amount. The process has started for Coronado to place lien on the unit.

Unit 1B went to court on March 23rd. Judge ordered a foreclosure. This unit will be auctioned by the Court on April 24th. If Coronado acquires the unit, a motion will be filed for Quiet Title.

Unit 2A was purchased at auction by Coronado. There was a motion to vacate the sale filed by the owner. A foreclosure hearing by the mortgage holder was scheduled, but Coronado objected and the mortgage holder cancelled the hearing. A hearing is scheduled on May 4th for the motion to vacate. If the motion is rejected by the Court, title will be issued to Coronado. Coronado will then file a motion for Quiet Title.

Unit 7A has some questionable transfer documents that have been filed with the County Clerk. Mr. Monderer will contact EMC Mortgage to see if these documents are real.

Unit 9C is no longer in bankruptcy so foreclosure actions can proceed.

9. Owner's Forum:

There were no other owners present.

10. Adjournment:

A motion to adjourn the meeting was made by Mr. Benyo and seconded by Mrs. Baldwin. Motion passed without objection and the meeting was adjourned at 3:37 PM.