

<b>Coronado Condominium Owners' Association</b>
---

**Meeting Date:** November 10, 2009  
**Meeting Time:** 3:00 PM  
**Location:** Offices of Suitor & Associates  
**Purpose:** Board of Directors Meeting  
**Present:** David Monderer, Linda Baldwin, Richard Benyo, Scott Fewell and James McNamara.  
**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 3:00 PM.

**3. Approval of Minutes from September 16, 2009 Board Meeting:**

Mr. Fewell moved to approve the minutes from the September 16, 2009 Board Meeting as presented. Mr. McNamara seconded the motion. The motion carried unanimously.

**4. Approval of Unit 1B Agreement with Mortgagee:**

Mr. Monderer updated the Board on the continued process of negotiations for Unit 1B. The mortgage holder had asked for a few changes; to have interest and late charges cease from the date that the Association took ownership. There were several additional expenses that were added by Mr. Monderer that will be reimbursed to Coronado at closing. The agreement has now been signed by the Mortgagee.

A motion was made by Mr. Benyo to accept the agreement pertaining to Unit 1B and seconded by Mr. McNamara. Motion carried without objection.

**5. Discussion of Unit 1A Agreement, Water Damage from Unit 1C and Other Foreclosures:**

Mr. Perlow had contacted Mr. Monderer. The agreement had been sent to the Mortgagee's attorney who advised the Mortgagee not to become a party to an agreement with Coronado. Therefore, Coronado will need to request approval of the Mortgagee upon having a purchase agreement. Whatever the costs are to fix up and sell the unit will be at Coronado's risk, pending approval at that time. There is a potential mold situation. Mr. Benyo suggested that a mold remediation company be called in to assess for any mold and if so, what kind of mold.

The air conditioner company who was hired by Mr. Phelps in Unit 1C had hooked up the unit incorrectly and it leaked into Unit 1A. Mr. Phelps had been contacted.

An update was given by Mr. Monderer regarding the other units which were in arrears.

Unit 9C: The judge has ordered mediation on December 28, 2009.

Unit 2A: There was a new set of claims filed in the bank's foreclosure. The Association was able to respond with counter claims, asking that the mortgage either be deemed satisfied or rejected. The bank must respond by November 16, 2009. Mr. Butcher, attorney for the Association, will try for a Summary Judgment. If successful, the Association will have unencumbered ownership.

**6. Path Forward for Sale of Units 1A & 1B:**

Discussion was held regarding using the website as a marketing tool. Mr. Benyo will work on the website. A mailing to Coronado owners and Country Club members was discussed. Advertisements could be placed in Soundings.

**7. Parking Lot Repair and Sealing Approval:**

A motion was made by Mr. McNamara to approve the proposal submitted by Asphalt Restoration to repair and seal the parking lot area at the pool. Motion was seconded by Mrs. Baldwin. Motion passed without objection.

**8. Real Estate Sign Rules and Regulations:**

There were two different sets of rules that were reviewed. It was suggested that the allowable times be changed on the more restrictive alternative (Alternative B). A motion was made by Mr. Fewell to accept Alternate B. The motion was seconded by Mr. Benyo. Motion passed without objection.

**9. American & Military Flag Flying Rules and Regulations:**

An owner had asked permission to fly an American flag that would be attached to the building. There was discussion regarding allowing anything to be affixed to the buildings. Mr. Monderer stated that Federal and State Law allow for the American and military flags to be flown on certain days, however, the Association may pass reasonable restrictions and rules. Mr. Fewell suggested that a community flag be installed in the front triangle and illuminated. The rules of the Master Association and state statutes must be checked at this time. Prices will be obtained by Management. Further discussion was tabled at this time.

**10. Reaffirm Board Rules for Purpose of Recording:**

Mr. Monderer had contacted the Association attorney, Mr. Butcher. He suggested that there be a single document recorded of all the Board established rules and regulations and sent out to all owners with the Annual Meeting information. It could also be added to the website.

A motion was made by Mr. McNamara to ratify all rules and regulations as listed below. Motion was passed by Mr. Fewell. Motion passed unanimously.

- a. Collections Policy
- b. Pool
- c. Parking Lot
- d. Delinquent Interest
- e. Hurricane Shutters
- f. Lanai Enclosures
- g. Screen door

**11. Pool Fence – Visual/Noise Barrier:**

Mr. Monderer and Mr. Stowell had investigated various installations regarding a barrier to be installed at the pool fence. They found a material called readi-panel which could be mounted on the inside of the fence and painted beige to blend in. The cost should be less than \$1,000. Panels were 4' x 8'. Since the fence is curved, they will have to cut the panels. It was decided that Mr. Stowell would install a test section.

**12. Fascia Repairs and Roof Leaks:**

Management is working on getting a contractor in to repair roof leaks and fascia and soffit problems. There are a few gutters that also need attention. They are loose and vibrate when it is windy.

**13. Spa Equipment:**

There have been ongoing problems with the spa equipment. Mr. Monderer informed the Board members that \$3,000 had to be spent to replace the chlorinator. Now the light is out and will be replaced/repared. The emergency shut off system was installed per the new regulations and the cost was \$1,200. In approximately 8 months the spa will need to be resurfaced again.

**14. Memorial Foundation Christmas Tree Auction Costs:**

Mr. Fewell has requested a budget of \$150 for the cost of decorations for the tree. A motion was made by Mrs. Baldwin to authorize \$150 for reimbursement of expenses. Motion was seconded by Mr. Benyo. Motion passed unanimously.

**15. Owner's Forum:**

Mr. Tim Baldwin requested that it be added to the minutes for his thanks to the Board of Directors for doing such a wonderful job running Coronado.

**16. Adjournment:**

A motion to adjourn the meeting was made by Mr. Benyo and seconded by Mr. Fewell. Motion passed without objection. The meeting was adjourned at 5:00 PM.