

Coronado Condominium Owners' Association

Meeting Date: April 14, 2010
Meeting Time: 3:00 PM
Location: Offices of Suitor & Associates
Purpose: Board of Directors Meeting
Present: David Monderer, Linda Baldwin, Richard Benyo, Wayne Benedeck and Bill Hardt by teleconference.
Also Present: Suitor & Associates – Sheila Ullmann

1. Establish a Quorum:

A quorum was established as all five board members were present in person or by teleconference.

2. Call Meeting to Order:

David Monderer called the meeting to order at 3:08PM.

3. Approval of Minutes from February 2, 2010 Board Meeting:

Mr. Benyo moved to approve the minutes from the February 2, 2010 Board Meeting as presented. Mrs. Baldwin seconded the motion. The motion carried unanimously.

4. Ratify Sale of Unit 1A and Unit 1B:

A motion to ratify the sale of Unit 1A and Unit 1B was made by Mr. Benyo. Motion seconded by Mr. Benedeck. Motion passed unanimously.

5. Foreclosure Update on Units 2A, 7A and 9C:

Mr. Monderer gave an update of the following units.

Unit 2A: The attorney had filed for discovery and the bank had refused. A Motion for Summary Judgment was filed by the bank, however, the bank was not present at the hearing and the attorney withdrew the notice. There has now been some discussion between the attorney representing Coronado and the bank's attorney regarding the need to have a bank representative speak with the Association. The purchase offer has been extended to the end of September.

Unit 7A: EMC Mortgage had been delinquent but they are now paid in full through the second quarter.

Unit 9C: A motion had been filed to set a trial date. The judge has not responded to this as of today.

6. Maintenance Cart Options:

The lease on the maintenance golf cart is due to expire at the end of April. There were several options as outlined by Mr. Monderer. Option 1 was not to have a maintenance golf cart. Mrs. Ullmann noted that without a maintenance cart, Fred Swanson who is the maintenance person on site would be using man hours just

moving equipment from place to place and that would be time when he could be working on a project. Option 2 is to continue to lease at the same rate which is \$160 per month plus tax for three years. It would then cost \$1,000 more than purchasing a new cart over three years, plus a purchased cart could last longer than 3 years. Option 3 is to purchase a new cart the cost for \$5,200. Option 4 is to purchase the existing leased cart for \$2,400 plus tax and the cost to make some repairs.

A motion was made by Mr. Monderer to purchase a new gas operated maintenance cart, as a replacement for the existing cart. Motion was seconded by Mr. Hardt. Motion carried; three in favor, 2 opposed.

7. Central Flag Pole:

Mr. Monderer presented information regarding the installation of a flag pole and flying of an American flag, as required due to a floor resolution and vote of the members at the annual meeting. He met with a company today and was given information regarding pricing and the process. A 20 foot or 25 foot pole would be advisable for the area where it will be installed. A 20 foot pole would require a flag that is 4' x 6' and a 25 foot pole would require a flag that is 5' x 8'. Bronze was recommended for the color of the pole. These poles are hurricane resistant. The approximate cost would be as follows:

Bronze 20' \$3,500.00

Bronze 25' \$4,300.00

The flag company would work with the County and take care of all required permits. Lighting must be installed at a cost of \$250 - \$300 plus installation.

The Master Association board has already approved the installation of the flag pole.

A motion was made by Mr. Benyo to approve the purchase and installation of a 20' flag pole. Mrs. Baldwin seconded the motion. Motion passed unanimously.

8. Painting of Coronado Buildings:

Mr. Monderer noted that there were five different painting contractors that had been given the specifications as written by Sherwin Williams. Four of the contractors had submitted their proposals. Florida Painters and Mario's Painting had come in with the best pricing and terms.

There was discussion regarding painting of the lanais. Mrs. Ullmann suggested that this be left to each individual owner who would then be responsible for preparing the lanai for painting and would arrange and pay the painting contractor directly, thereby leaving the Association out of the loop and the responsibility and liability.

Options were outlined in each of the proposals. They all would include pressure washing of the roofs. The side meter gates would be painted as well as the pool fence, metal trim in courtyards and the gates. There was also discussion regarding if the screens needed to be removed.

Mr. Monderer and Mr. Benedeck will work on comprehensive specs and will go over these with the two companies; Florida Painters and Mario's Painting. It was also discussed that the cost may be less if they waited until fall to have the painting done. They will also negotiate this factor with the two companies. There will be no color change.

9. Ratification of Approval of Tile and Shutters for Unit 1B Lanai:

A motion to approve the installation of tile and shutters in Unit 1B lanai was made by Mr. Monderer. Motion was seconded by Mr. Benedeck. Motion passed.

10. Owners' Forum:

Several owners were concerned about the condition of the Ixoras after damage that had been done to them because of the cold winter. They wanted them to be replaced at this time. Mr. Monderer informed them that they would have to wait until healthy plants could be purchased, as the availability of plants is low. We are also waiting to see if the Ixoras are still alive and will come back. This will be a large expense, due to the number of plants that will need to be replaced.

The last pool party of the season will be held on April 22nd, per Mrs. Dwyer. Notices will be put up.

It was requested that a directory be sent out to each owner at Coronado. Management will look into this.

11. Adjournment:

A motion was made to adjourn the meeting by Mr. Benyo and seconded by Mrs. Baldwin. Meeting adjourned at 3:50 pm.