

Cresthaven Condominium Townhomes Section 5, Inc.

BOARD OF DIRECTORS MEETING

Held at the On-Site Clubhouse

Meeting Minutes

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November 16, 2016 at 7:00 pm

APPROVED 12/14/16

1) Call meeting to order: 7:06 pm

Present:	Linda Walsh:	Vice President/Acting President
	Marie Tiberio:	Treasurer – VIA SPEAKERPHONE
	John Allen:	Secretary
	Marcos Capo:	Facilities Director
	Frank Gueits:	Director
	Velynda Baker:	Director

Absent: None

NOTE: Al Hausauer, tendered his resignation, effective immediately, via e-mail to the Association's attorney on November 14, 2016 at 4:01 pm.

Management Present: Beverley Jamason, LCAM representing Sea Breeze CMS.

2) Approval prior meeting minutes:

MOTION: Linda read the prior meeting minutes: Marie made a motion to approve as read, seconded by John, passed unanimously.

3) Financial Reports & 2017 Budget – Set Meeting Date:

Board reviewed available dates and set the Budget Meeting for Wednesday, December 14, 2016 at 7:00 pm at the onsite clubhouse. October financial reports were reviewed by the Board.

4) President's Report:

Roof issues continue due to lack of warranty on the Chem Seals on the flat roofs. Board continues to research to solve this issue. As the A/C units are also on the roof, it may be that the condensate line is "sweating" which may appear to be a leak. The A/C units on the roof are the responsibility of each unit owner. Richard the maintenance man went up on all the roofs to check that the A/C lines all had padding to help prevent condensation. There appeared to be some irregularities, Board requested this be added to the next newsletter to advise owners it is up to them to check and repair and maintain as needed; typically at least one time per year.

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5) Old, Unfinished & New Business:

Board unanimously approved Velynda working on removal of the Bowflex, the exercise machine and the basketball goal.

Board requested Manager contact Al and request all the Association records back.

Board reviewed the office hours and unanimously approved new hours effective December 5th as follows:

10:00 am to 12:00 noon on Monday and Thursday

6) Owner's Forum:

Retrofitting of the fire sprinkler system: The Board and unit owners present discussed this matter, as per written legal opinions, one of which was in the Palm Beach Post, retrofitting is not required for Cresthaven Section #5. Velynda made a motion that a vote does not need to be sent to the membership to waive as the property is not over four floors high or over 75 feet, motion seconded by Marcos and passed unanimously.

7) Adjournment: John made the motion to adjourn the meeting at 8:22 pm, seconded by Marcos and passed unanimously.