



## Board of Director's Meeting

September 19, 2015

The new Board convened at 11:25 hours. Since there was no election necessary, the current Board plus Dan Coleman are the 2016 Board of Directors. Nominations were held for new officer positions. Dan nominated Joe as President, Sheri seconded and the motion passed. Sheri was nominated as Vice President, Jack seconded and the motion passed. Sheryl was nominated as Secretary, Jack seconded and that motion passed. Sheryl nominated Abby as Treasurer, Sheri seconded and the motion passed.

Your new board is as follows:

Joe Venezia – President  
Sheri Cohn – Vice President  
Sheryl Kolessar – Secretary  
Abby Goldsmith – Treasurer  
Dan Coleman – Director  
Jack Hart – Director  
Walt Bailey – Director

**Manager's Report** – There was an issue over the Labor Day weekend with dogs being walked on the property inside of the courtyard and on the North side of the building. Dogs need to be curbed and walked outside of the property and violators will be fined if they do not follow the rules. There was also discussion of revisiting our policy in reference to dogs. Some people think we need to limit the number of dogs an owner could have and the size of the dogs. Abby made a motion to set a \$50.00 fine, per infraction, for any pet owner that is not in compliance of our "curb your dog" policy. Dan seconded and the motion passed.

Dogs **MUST BE** leashed and walked outside of the property of Seacoast Condominium. There are doggie disposal bags by the outside west wall.

*Old Business:* Jack brought up the needed lighting repair on the walkways. We are still waiting for this to be taken care of. Conduit strips still need to be installed. The budgeted amount is \$5,000. These are exit lights on the walkways. The Owner of 508, Kevin Kennedy advised he is an electrician, and agreed to be part of the Building and Grounds Committee and volunteered to walk with the committee and make some suggestions to remedy the situation. Dan made a motion to appoint Conrad as Chair of the Building and Grounds Committee, Sheryl seconded, he agreed and the motion passed.

Abby advised that the accountant advised there are some issues that will require some additional time for our bookkeeper. She advised that \$1400 has been allocated and funds need to be moved to the payroll line item in order to compensate our bookkeeper for the extra hours.

Sheryl asked if we are having an audit or a review this year as we have had in the past. Dan advised that any income over \$500,000 requires an audit. Due the large assessment we had, we had income over that amount so he asked Abby to find out from our Accountant if we need one. The Board agreed that the Manager needs to oversee what the bookkeeper does and we will provide formal training to him in Quickbooks. Dan made the motion, Sheryl seconded and the motion passed to get Mike certified in Quickbooks.

Joe made a motion to adjourn the Board meeting at 12:10 hours, Sheryl seconded and the meeting was adjourned. Our next meeting will be a Budget Meeting on Saturday, October 21<sup>st</sup>.

Those present enjoyed a luncheon after the meeting

Respectfully submitted,

Sheryl Kolessar  
Recording Secretary