

# *Liquid Sugar Owners Association*

## BOARD MEETING MINUTES

May 27, 2009

Board of Directors present:

Steven Lefkovits	President
Nina Irani	Secretary/Treasurer
Jeff Shaw	Vice President

**Draft**

Also present is Trevor Milledge, CCAM, of Association Communications, Inc., Homeowner Association Management.

### CALL TO ORDER

President Steven Lefkovits, at Bridgecourt Community Room, calls the meeting to order at 7:15 P.M.

### UNFINISHED BUSINESS

- 8-07-2: CAB Loan – Management confirmed the loan would be paid off after the first CD renews in the CDARS ladder. CLOSED ITEM.
- 2-08-1: Housekeeping/Window Cleaning – The board would like at least one more janitorial bid before making a decision. Window Cleaning was complete. OPEN ITEM.
- 3-08-1: CD Renewal – The board requested online web access to monitor the portfolio and ratified its decision to ladder the funds after the overall repair plan is in place for the project. OPEN ITEM.

### NEW BUSINESS

- 4-09-1: Draft 2010 budget – The board unanimously agreed that a 10% increase seemed appropriate at this time and that a revised draft will be approved via email once provided. OPEN ITEM.
- 4-09-2: 2009 Financial Review– **A motion is made, seconded and carried and it is therefore unanimously resolved to approve Levy and Co to complete the 2009 annual financial review and taxes.** OPEN ITEM.

### ACTION ITEMS

**Newsletter: Litigation update, meeting date in august 8-26-09.**

**Meeting schedule:** Meeting to be held the first Friday of every month at Noon, except

May, June, July and November at the Café Aquarius 65<sup>th</sup> street. Membership meetings will be May 28 (Budget Meeting), August 26th, November 26 (Annual meeting)

ADJOURNMENT

**A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 7:44 PM.**

Respectfully submitted,

Nina Irani, Secretary for  
Liquid Sugar Owners Association Board of Directors