

Liquid Sugar Owners Association

BOARD MEETING MINUTES

August 26, 2009

Board of Directors present:

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

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Also present is Trevor Milledge, CCAM, of Association Communications, Inc., Homeowner Association Management as well as Tim Stokes and his staff from Avelar and Associates.

7 homeowner were present.

CALL TO ORDER

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

Guest Speaker

Tim Stokes gave a brief overview of the reconstruction project plan, tentative timeline and how each individual owner will address concerns before and during the project.

UNFINISHED BUSINESS

- 8-07-2: CAB Loan – Management confirmed the loan has been paid off and closing documents should be received in September. CLOSED ITEM.
- 2-08-1: New Janitorial Vendor – It has been almost one full month with the new service vendor and all reports are that the new vendor is performing much better then the last. One homeowner mentioned a stain in her hallway from a recent move in/out. CLOSED ITEM.
- 3-08-1: 2009 Audited Financial Statements – **A motioned was made, duly seconded and carried and it is therefore unanimously resolved to ratify the Board's decision to approve Levy and Erlanger, CPA to perform a full audit and file the taxes at a cost of \$2290.** OPEN ITEM.

NEW BUSINESS

- 8-09-1: Door Hardware proposals – Management was directed to look into alarm and security companies and research options for the common hallways. Broadview, Central and ADT were recommended. OPEN ITEM.
- 8-09-2: Annual meeting– The Board discussed the annual meeting of members and asked for candidates who are interested to return the candidacy form ASAP. One homeowner mentioned he may be interested. Management will attempt

to get the local community policing contact to attend the meeting to discuss the break ins and the community. OPEN ITEM.

ACTION ITEMS

Newsletter: Re-consturction update, call for candidates, noise and smoking.

Meeting schedule: November 26 (Annual meeting)

ADJOURNMENT

A motion is made, duly seconded and it is therefore unanimously resolved to adjourn the meeting at 8:13 PM.

Respectfully submitted,

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