

Bouchelle Island Condominium Association IX
Board of Directors Meeting
Monday, September 16th , 2013 10am
Minutes

The Meeting of the Board of Directors of Bouchelle Island Condominium Association IX was held at the Community Services Association Club House at 409 Bouchelle Drive, New Smyrna Beach, Florida 32169.

The meeting was called to order by President Tony Romano at 10am.

Roll Call: Tony Romano President, Gordon Kerr Vice President, Jim Abrams Secretary, not present Bob Chapman Treasurer, representing Intracoastal Bookkeeping & Management Derrick Orberg, Guest Speaker Erum Kistemaker Attorney.

Approval of Any Outstanding Minutes:

President's Report: Tony Romano introduced Erum Kistemaker as the speaker for the meeting to advise membership and Board of Directors on non-smoking amendment. Reported 3-4 units are for sale 204,102, 304, 301, 201. Unit 105 recently sold, 102 sold and now being resold in September Unit is being purchased to rent. Sprinklers at building are inoperative reported to CSA in work order. Unit 201 has bulb that is out for replacement.

Treasurer's Report: None at this time

Report of Management: None

Unfinished Business: None

New Business: Proposal by owners to add non-smoking amendment Erum Kistemaker attorney spoke on the Florida Clean Air Act and how it may apply to Associations IX amendment. Advised of different scenarios where the Association may be able to enact non-smoking. Advised of cases that apply to inside of residential units. Advised of how amendment can be added to current Association IX Documents. Gordon Kerr proposed that we move forward the proposed non-smoking amendment. Seconded by Jim Abrams. All Board members in favor Tony Romano, Gordon Kerr, Jim Abrams.

Motion to allow management up to \$500.00 for incidental repairs motioned by Tony Romano, seconded by Jim Abrams, all present members in favor.

Motion to have surge protector installed in elevator, Gordon proposed, Seconded by Tony, All Board in favor.

Third Floor Breezeway discussed having vendors repair and replace. Gordon Kerr proposed to table breezeway for indefinite time to evaluate seconded by Tony all in favor to table.

Tabled water valve replacement.

Motioned by Tony Romano to have reserve study accomplished seconded by Gordon Kerr, all in favor.

Gordon Kerr brought up for discussion checking units when members and or residents are not at residence. Board discussed options for inspecting units.

Gordon discussed looking at additional insurance providers

Meeting called to adjourn by Tony Romano at 12:15 all Board Members in favor.