

2560 Corporation Board Meeting

January 11, 2010

Roll Call: Present: Jim Oldani, Bob Rensi, Ann Smolander, Ed Farrell, Helen Wildermuth, Shirley Welsh

Absent: None

Guests: Frank Strauch, Ann Marshall, Lillian Strauch, Linda Farrell

Quorum was established. Meeting was called to order at 10:00 a.m. by President Jim Oldani.

Secretary's Report: Minutes of the last Board Meetings were read. Motion made by Ed Farrell that we accept the minutes as read. Motion was seconded by Ann Smolander. Motion Carried.

Treasure's Report: Bob Rensi passed out copies of the Income and Expenses for Fiscal Year 2009-2010 to the board members and guests to review. Ed Farrell made a motion that we accept the treasurer's report, seconded by Helen Wildermuth. Motion carried.

Old Business:

* Cable TV contract - Jim Oldani and Ed Farrell will look into the different cable options for the building today and will report to the board next month.

* Change to One Corporation update - The HGI information is still in the lawyer's hands and soon he will be making recommendations.

* House Rules - Last year a motion was made for Bob Rensi and Ed Farrell to put their research for combining our house and corporation rules on hold. Ann Smolander made a motion that they continue with their research in this matter. Helen Wildermuth seconded this motion and the motion was carried. Ed Farrell suggested they write up new house rules, register them, and enforce them. They will report to our next board meeting Feb. 8, 2010.

Guest Policy: a concern has been expressed about a stockholder, Dianne Perry, possibly renting her apartment. She has had guests staying there and has been in violation for not filling out the Guest Form and sending it to the board. Jim Oldani and Ed Farrell will write a letter and send it to her regarding this violation.

New Business:

* Search Committee - The board directed Jim Oldani to ask Frank Strauch to be the chairman again for the Search Committee for nominating next year's board. Frank accepted.

*2010 Budget - Jim Oldani, Bob Rensi, and Ed Farrell agreed to put the budget together and submit it at the next board meeting.

* Agenda for Annual Meeting - Any ideas or suggestions need to be submitted to Jim Oldani by February 8, 2010.

* Maintenance list for Monday AM work crew:

- a) remove rust for the building sidewalks
- b) repair and paint railings on balconies
- c) clean and paint laundry room
- d) wash, repaint and number bumper blocks
- e) report leaking outside faucets to HGI

*Homeowner insurance for 2010 - Bob Rensi reported the company raised the individual rates \$68 this year. Without hurricane coverage it would individually be \$84.06 less.

* Petty cash - Treasurer Bob Rensi will be in charge of Petty Cash, \$200 is budgeted.

* Jim Oldani asked if there was any additional new business. Ed Farrell reported he paid the Division of Corporate Taxes, \$150 through the internet. He has a receipt and would like to be reimbursed.

* Ed Farrell lead a discussion regarding the issue of liability for the use of HGI property by the construction company hired by the city to work on a park project. The park in question is located immediately South of Hampshire Gardens on the Intracoastal Waterway. A suggestion was made to address the issue of permission for the use of our property regarding liability at HGI's Presidents Council meeting January 14, 2010.

* Ann Marshall has volunteered to be the "keeper of the apartment keys" for our building. Ann also volunteered to keep the completed guest permission forms that each stockholder is to complete prior to having guests.

Since there was no further business, Jim Oldani asked for a motion to adjourn. Ann Smolander made the motion, Bob Rensi seconded it, motion carried. Meeting was adjourned at 11:35 a.m.

Respectfully submitted,

Shirley Welsh
Secretary