

## 2560 CORPORATION BOARD OF DIRECTORS MEETING

**DATE:** January 10, 2011

### **Roll Call:**

**PRESENT:** Jim Oldani, Ann Smolander, Ed Farrell, Shirley Welsh, Alex Trieste, Bob Rensi

**ABSENT:** Helen Wildermuth

**STOCKHOLDERS:** Bob Zagray, Jim and Kathy Mitchell, Wayne Welsh, Jan Oldani, Gene Griffin, Peg Wohlers, Ann Marshall, Lil and Frank Strauch, and Linda Farrell

Quorum was established. Meeting was called to order at 10:05 AM by President Jim Oldani.

**SECRETARY'S REPORT:** Minutes of the last Board Meeting was read. Motion made by Bob Rensi to accept the minutes, seconded by Ed Farrell. Motion carried.

**TREASURER'S REPORT:** Bob Rensi reported as of December 31, 2010 we have \$7,363.81 on hand. A discussion followed about the the building insurance premium needing to be paid in March. Ed Farrell made a motion to accept the treasurer's report, Alex Trieste seconded, motion carried.

### **OLD BUSINESS:**

\*Comcast - Jim Oldani reported he spent all summer trying to work with Comcast to cancel our present contract. He didn't have any success so he turned it over to Ed Farrell and he also had no success. Alex Trieste wrote two letters to Comcast and received no satisfaction. After much discussion Ed Farrell made a motion that Alex Trieste contact Florida Department of Agriculture and Consumer Services, which regulates cable television providers, to help with this issue. Bob Rensi seconded and the motion was carried. Once our contract with Comcast expires or we are released from the contract, each individual stockholder will be responsible for his/her own arrangements. Jim Oldani was instructed by the Board to send a cancellation notice for the effective cancellation date of

January 20, 2012

\*House Rules - The house rules are registered. Copies will be made so each Stockholder will have his/her own copy plus attach a copy to the lease. Additional copies will be made for future Stockholders.

### **NEW BUSINESS:**

\*HGI Budget Vote - Jim Oldani and Ed Farrell encouraged the stockholders to attend the President's Counsel meeting this coming Thursday as the HGI budget wasn't approved in December 2010. Due to an increase in HGI utilities plus HGI has agreed to take on all outside maintenance for all buildings except doors, windows, and shutters, there is a need for additional money to cover the expenses. Each building board is to discuss this matter and agree on one of four options the HGI board has suggested. After discussion, Jim Oldani recommended that we vote for a \$10 per unit per month increase to support HGI budget. Alex Trieste made the motion, Ann Smolander seconded it, Ed Farrell abstained since he is President of HGI, and the motion was carried.

\*Election of Board update - Shirley Welsh reported all of the current board members have indicated they are interested in returning for the 2011-2012 board. There were no other candidates at this time. January 14, 2011 is the final date for notification.

\*Maintenance Payments - Alex Trieste will send e-mails or post cards instead of using the coupons, as a reminder to stockholders to pay quarterly payments. Post dated checks are also accepted.

\*Insurance Meeting - Jim Oldani stated there will be an insurance representative at the President's meeting 7:30 pm, Jan. 13, 2011 for those interested in obtaining, or changing their apartment insurance.

\*Budget 2560 Corp. for 2011 Annual meeting - Alex Trieste and Bob Rensi volunteered to work on this budget. It is needed by February 4, 2011 as it needs to be to the Stockholders by February 8, 2011

\*Meeting for HGI Bi-law changes January 17, 2011 at 2:00 pm - Bob Rensi made a motion to appoint Jim Oldani as building representative to this meeting. Ann Smolander seconded and the motion was carried.

\*Speed Bumps - The board was asked for an opinion on what to do with the speed bumps. Discussion was held and the consensus was to put the speed bumps from the street in the main thoroughfare to the pool area.

\*Any other New Business - Frank Strauch reminded us that the weather for our annual picnic for the past two years has been terrible. The board discussed changing the date and time for the Annual meeting and meal afterwards so both could be in the clubhouse. But that could not be until next year. It was suggested that for this year the VFW be checked out for the meeting and dinner afterward. Ed Farrell made a motion to that effect. Bob Rensi seconded the motion and the motion was carried.

Since there was no further business, President Jim Oldani asked for a motion to be adjourned. Ed Farrell made the motion, Bob Rensi seconded, motion carried meeting was adjourned at 11:20 am.

Respectfully submitted,

Shirley Welsh  
Secretary