

MINUTES OF BOARD MEETING

Association Westermere Condominium Association, Inc.
Date July 12, 2012
Directors Present Bruce Crown, Bob Huggins, Bill Groner, Peter McGinty
Others Present Dan Witkowski, Diane Wolfson

Meeting called to order at 2:39 p.m. MT.

Roll call. Determination that a quorum of directors is present. Waiver of notice.

Report by Dan Witkowski on status of repairs and insurance coverage for Unit 311.

Direction to Full Circle to install the better quality replacement windows in Unit 311.

The Board went into executive session at 3:00 p.m. to 3:05 p.m.

Motion by Bob Huggins, second by Bill Groner, to authorize Full Circle to:

- 1) Execute the Plateau Contract for \$54,252.39 plus the building permit fee estimated at \$2,500 building permit fee and \$125 demolition permit fee,
- 2) Invoice Unit 311 for the \$5,000 association insurance deductible,
- 3) Full Circle's hourly charges with respect to this damage and repair project up to \$2,000, with additional hourly work above that amount with Bill Groner's authorization.

Motion passed by unanimous vote, Bruce Crown abstained.

Discussion concerning commercial units disconnecting from mechanical utilities.

Meeting adjourned without objection at 3:25 p.m.

THE FOREGOING MINUTES WERE APPROVED BY THE BOARD OF DIRECTORS AT ITS MEETING ON September 25, 2012.

Signed: /s/ Diane Wolfson