

PINNACLE MARINA TOWER ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
WEDNESDAY, AUGUST 17, 2011, MINUTES

**NOTICE OF
MEETING:**

Upon due notice given and received, a Regular Session Meeting of the Pinnacle Marina Tower Association Board of Directors was held on Wednesday, August 17, 2011, at 6:15 p.m. in the Amenity Room.

ATTENDANCE:

Directors Present: Chris Eddy, President
Steve Sparta, Vice President
Joe Mansolillo, Secretary
Dane Morton, Director-at-Large

Also Present: Jim Jennings, ErinMarie Reiter and Melissa Vaughan representing The Prescott Companies
J.T. Anderson representing Elite Service Companies

**CALL TO
ORDER:**

The Executive Meeting was called to order at 6:24 p.m. by President, Chris Eddy.

**EXECUTIVE
DISCLOSURE:**

In accordance with California Civil Code, the items discussed in Executive Session must be briefly disclosed to the membership in Open Session. No specifics or names shall be provided.

- Hearings (3)
- Approval of July 20, 2011, and July 28, 2011, Executive Session Minutes
- Litigation
- Lobby Design Contract

**BOARD MEMBER
APPOINTMENT:**

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors ratified their decision to appoint Melanie Branca to the Board of Directors.

- **ORGANIZATIONAL MEETING:**

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors elected each member to the corresponding officer position:

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- Chris Eddy – President
- Steve Sparta – Vice President
- Joe Mansolillo – Secretary
- Melanie Branca – Treasurer
- Dane Morton – Director-at-Large

**APPROVAL OF
MINUTES:**

Motion: Upon a motion duly made by Joe Mansolillo, seconded by Steve Sparta and carried, the Board voted to approve the July 20, 2011, Regular Session Meeting Minutes as presented.

**FINANCIAL
REPORT:**

The Board of Directors reviewed the financial statements for the period ending July 31, 2011. A summary of the financial activity is as follows:

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July 2011	
Operating Assets	\$ 466,070.05
Reserve Assets	\$794,021.94
YTD Total Assets	\$1,260,091.99
Delinquencies	\$ 34,557.20

In July 2011, the Association received 99% to budgeted income and incurred 85% to budgeted expenditures. As of the first month of the new fiscal year, the Association received 100% to budgeted revenue and incurred 88% to budget in operating procedures.

Motion: Upon a motion duly made by Joe Mansolillo, seconded by Dane Morton and carried, the July 2011 financials were accepted subject to a year end review.

COLLECTIONS: The board reviewed the documentation provided by Management regarding the following delinquent collection account:

ACCOUNT	BALANCE	LAST ACTION	NEXT ACTION
42439	\$3905.00	Late Letter	Pre-Lien

Motion: Upon a motion duly made by Steve Sparta, seconded by Joe Mansolillo and carried, the Board voted to place a lien on the account pursuant to the Association's Collection Policy.

INVESTMENTS: No action required.

**MANAGEMENT
REPORT:**

The Board reviewed the management report as submitted

**COMMITTEE
REPORT:**

A report was submitted by the Committee Chair on behalf of the Committee including the following items:

1. Addition of a planter east of the southern entrance
2. Exterior handicapped Parking spaces
3. Guest Parking
4. Association Projects with large total cost – proposed rule
5. Finance Committee Report
6. Social Committee Report
7. Lobby Design Committee Report

COMMENT CARDS: Not applicable.

OLD BUSINESS: No old business.

NEW BUSINESS: **Request from Homeowner, Unit 3301:** The Board reviewed a request from an Owner for the purchase of pavers to replace the materials broken by the Association's window washing contractor. JT Anderson from Elite Service Companies (the Association's window washing contractor) was in attendance to offer his input regarding the ongoing issues with the broken pavers.

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Motion: Upon a motion duly made by Chris Eddy, seconded by Dane Morton and carried, the Board voted to purchase the pavers necessary for the repairs to the Owner's Deck and directed Management to look into options for installing protective barriers that will be a permanent fix and will prevent the problem from reoccurring.

Request from Homeowner, Unit 301: The Board reviewed a request from an Owner for reimbursement of HVAC maintenance costs.

Motion: Upon a motion duly made by Chris Eddy, seconded by Dane Morton and carried, the Board voted to deny the Owner's request for reimbursement.

Garage Speed Bumps: The Board reviewed two options for speed bump installation as a traffic calming solution for garage level P1.

Motion: Upon a motion duly made by Chris Eddy, seconded by Steve Sparta and carried, the Board voted to install two 6 foot/14.5 foot speed bumps and two signs to notify motorists of the speed bumps.

Front Desk Key Box Rule Change: The Board reviewed a request from the Committee to repeal the decision made in 2009 with regard to the key policy at the Front Desk and purchase a key box so that residents have the option of storing a key at the front desk.

Motion: Upon a motion duly made by Chris Eddy, seconded by Dane Morton and carried, the Board voted to grant the Committee's request and directed Management to proceed with the proposed rule change pursuant to California Civil Code. The Board resolved to repeal their current key policy when the new rule becomes effective.

New Television for the Amenity Room: The Board reviewed a request from the Committee for the purchase of a new television.

The Board directed the Committee to revise their request to include a proposal for the integration of the current sound system and resubmit at a later date.

Pool Signage: The Board reviewed a request from the Committee for signage at the pool.

The Board directed the Committee to revise their request to include a more comprehensive proposal including the option of glass etching as an alternative to posted signage.

Proposed Pool Rules: Management presented the Board with a list of proposed changes to the current pool rules.

The agenda item was tabled, to be discussed at a future meeting.

**HOMEOWNER
FORUM:**

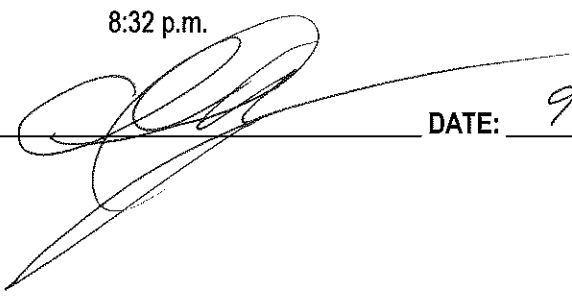
The floor was opened for Homeowner comments.

**DATE OF NEXT
MEETING:**

The next meeting will be held in the Amenity Room on September 21, 2011 at 6:00pm.

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ADJOURNMENT: With no further business to come before the Board of Directors, the Open Session was adjourned at 8:32 p.m.

ATTEST:  DATE: 9-21-11