

PINNACLE MARINA TOWER ASSOCIATION
BOARD OF DIRECTORS MEETING
May 18, 2011

OPEN SESSION MINUTES

**NOTICE OF
MEETING:**

Upon due notice given and received, an Open Session of the Pinnacle Marina Tower Association Board of Directors was held on May 18, 2011 at 6:00 p.m. in the Amenity Room.

ATTENDANCE:

Directors Present: Chris Eddy, President
Steve Sparta, Vice President
Roger Dyer, Treasurer
Dane Morton, Director-at-Large

Directors Absent: Joe Mansolillo, Secretary

Also Present: Melodie Nickell, Division Manager, TPC
ErinMarie Reiter, Front Desk Manager, TPC
Jim Jennings, The Prescott Companies
Rob Hussey, The Prescott Companies

**CALL TO
ORDER:**

Chris Eddy, President, called the meeting to order at 6:24 p.m.

EXECUTIVE SESSION

DISCLOSURE: The Board of Directors disclosed proceedings in the Executive Session:

- Personnel Discussion
- 2 Hearings
- Approval of Minutes
- No New Collections
- Lobby Design Proposals
- Construction Defect Lawsuit Update

BOARD MEMBER

APPOINTMENT: **Motion:** Upon a motion duly made, seconded, and carried, the Board of Directors ratified their decision to appoint Dane Morton 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:

Chris Eddy – President

Steve Sparta – Vice President
Joe Mansolillo – Secretary
Roger Dyer – Treasurer
Dane Morton – Director-at-Large

**APPROVAL
OF MINUTES:**

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors approved the minutes from the Open Session on April 20, 2011, with Dane Morton and Roger Dyer abstaining.

**FINANCIAL
REPORT:**

The Board of Directors reviewed the financial statements for the period ending April 30, 2011. A summary of the financial activity is as follows:

April 2011

Operating Assets:	\$ 452,008.00
Reserve Assets:	\$ 797,006.00
YTD Total Assets:	\$ 1,249,014.00
Delinquencies:	\$ 21,349.00

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors accepted the April 2011 financial reports as presented subject to the auditor's year end review.

COLLECTIONS: The Board of Directors reviewed the delinquency report listing the past due accounts as of April 30, 2011. The following accounts are scheduled for collection action pursuant to the Association's delinquency policy subject to Board action:

ACCOUNT	BALANCE	ACTION
42429	\$2,058.00	Lien

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors approved the above stated collection actions pursuant to the aging report and the Association's Collection Policy.

INVESTMENTS: There were no investment decisions at this time.

**COMMITTEE
REPORT:**

Todd Ruth, Committee Chair, mentioned the following which had been discussed by The Committee:

- The Committee recommends placing a planter at either end of the bench located outside the west doors.
- The Committee supports getting new bases for umbrellas by the pool.
- The Committee supports new signage in the P1 level as it pertains, to the Museum, directionality, and safety.
- The Committee recommends the purchase of an HD camera to be placed on the plaza.
- The Committee supports including a clause in the concierge contract which promotes staff retention.
- The Committee encourages the addition of an employee directory to the Pinnacle website.
- The Committee recommends postings on the second floor community bulletin board to be removed after 30 days.
- The Committee recommends a vent fan to be installed in the men's locker room.
- The Committee recommends replacement of the newly installed king palms for more mature ones.
- The Committee recommends purchasing hammocks for the pool.
- The Committee continues to support the concept of traffic calming in the garage, especially on the P1 level.

Stan Marder spoke on behalf of the Social Committee to announce the following:

- Dancing with the Stars finale party on May 24, 2011
- Memorial Day party on May 30, 2011

Melanie Branca spoke on behalf of the Financial Committee.

- All categories are under budget except for miscellaneous receivables, which are mostly reimbursable.
- Window washing was paid for in April and May
- Utilities, on a whole, are under budget including Gas, Electric, and Trash.
- Water billing is inconsistent, but looks like water consumption is under

OLD BUSINESS: Strategic Plan: The Board of Directors gave the following updates:

The landscaping surrounding the pool is complete. Although, the king palms will be replaced with more mature trees.

LED lights have been installed in the BBQ area.

Motion: No action was taken.

Chiller Repair Proposals: The Board of Directors reviewed a proposal from Countywide Mechanical (\$25,142.00) to repair issues with the building's chillers, which provide chilled air to the Common Area Hallways.

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors approved the proposal from Countywide Mechanical (\$25,142.00) to make the necessary repairs to the chillers.

NEW BUSINESS: Handicapped Parking Spaces: The Board of Directors reviewed communication from Association Attorney, Jon Massie, as it pertains to creating and upholding rules for the handicapped parking spots located on Association Property.

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors tabled this item until the Committee was able to provide a set of rules for these spaces.

Fountain Repair: The Board of Directors reviewed proposals from AV Builder (\$3,995.00), Reconstruction Experts (\$4,600.85), and AAA Property Services (\$4,398.00) to repair a leak in the fountain which ultimately runs into the planter bed. In addition to the repair, some proposals included the addition of a 'lip' to the fountain to aid in the creation of an audible fountain noise.

Motion: Upon a motion duly made, seconded and carried the Board of Directors selected the proposal from AV Builder (\$3,995.00) to repair the fountain and install a lip.

Garage Gate Repair: The Board of Directors reviewed two proposals from APS. The proposals included a more permanent fix to continued issues with the gate breaking down. The first proposal (\$2,241.00) would replace all the overhead hardware and realign the gate. The second proposal (\$4,297.00) would replace the overhead hardware, as well as, the gate which would use lighter/thinner gauge materials.

Motion: Upon a motion duly made, seconded, and carried the Board of Directors approved the repair recommendation for \$2,241.11, as provided by APS.

New Children's Museum Requests:

Garage Signage: The Board of Directors reviewed a mock-up design of murals for two walls of the garage denoting directionality, position of the Museum's entrance, and markings at Museum parking spaces.

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors tabled this item until a comprehensive sign program was received from the Museum.

Surface Parking Changes: The Board of Directors reviewed a document showing a revision to the Condo Plan, as it pertains to the changes made to the parking stalls on the plaza. The Museum has asked the Board of Directors to approve the changes.

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors tabled this item until a statement of error is received, as outlined in the CC&Rs.

P1 Parking Changes: The Board of Directors reviewed and discussed a request from the Children's Museum for approval to move forward with changing the condo plan, as it pertains to the P1 level of the garage. The request included asking the Association to pay for half of the legal fees which are estimated at \$2,000-\$4,000.

Motion: Upon a motion duly made, seconded, and carried, the Board of Directors tabled this item until a statement of error is received, as outlined in the CC&Rs.

Rental of P1 Parking Spaces: The Board of Directors reviewed and discussed an offer by the Children's Museum to begin a process by which the Museum would be able to rent parking spaces out to the residents of the Tower. The cost would be \$2,000-\$4,000 which the Museum would like to split evenly with the Association.

Motion: Upon a motion duly made, seconded, and carried the Board of Directors tabled this item until they are able to meet with representatives from the Museum.

**NOISE –
REQUEST FOR
ACTION:**

The Board of Directors discussed a request from a Homeowner complaining of a noise which occurs in their unit. The request asks

for the Association to locate and rectify the source of the noise. The Board of Directors agreed it is important to find the noise and supported continued efforts to locate it. They felt it would not be in anyone's interest to block the noise using sound proofing techniques.

Motion: No action was taken.

**HOMEOWNERS
FORUM:**

The floor was opened for Homeowner's comments.

- Inquiry as to the status of In-Home Services
- Inquiry as to the HOA's stance with Vine A Go Go and the liquor license.
- Request for walls in garage to be painted.
- Inquiry as to how the spaces between cars are allocated.

NEXT MEETING

DATE: The next Open Session of the Board of Directors will be held on June 15, 2011.

ADJOURNMENT: With no further business to come before the Board of Directors at this time, the Open Session adjourned at 8:35 p.m.

BOARD DIRECTIVES AND DISCUSSION:

1. Management is to get clarification of which handicapped parking spots can be regulated by the Association from Jon Massie.
2. The Committee should prepare a set of rules to regulate usage of the handicapped spaces on the plaza by residents.
3. Management is to ask the Museum for a comprehensive sign plan as it pertains to the P1 level.
4. Management is to contact the Museum and request a date to meet.
5. Management is to contact the Museum and request a statement of error, as it pertains to the surface parking changes.
6. Management is to contact Jon Massie and inquire if the P1 parking changes are considered an error, seeing as though the Museum traded parking spots for the removal of others.
7. Management is to confirm with the ABC the Association and Vine A Go Go discussed and agreed upon a closing time of 11pm every day.

ATTEST:  **DATE:** 6-14-11