

**ADMIRALTY CLUB CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
December 4, 2012**

**A Meeting was held by the Board of Directors of the Admiralty Club Condominium Association in the Pelican Lounge on Monday, December 4, 2012 at 7:00p.m. President, Jacqueline Lourim, presiding.**

**Present:** Jacqueline Lourim, Sigmund Dobrowski, Joe O'Brien, Marcy McDaniel, Kathy Harrington and Evelyn Squicciarino. Catherine Thomas was absent. Also Present: Sandra Wight, Manager.

**Minutes:** Minutes of the November 5, 2012 Meeting were read by Marcy Mc Daniel.

**Motion was made by Sigmund Dobrowski, Seconded by Joe O'Brien to accept the minutes as read. All in favor.**

**Treasurer's Report:** Read by Sigmund Dobrowski; and attached hereto and made part hereof. **Accepted as Read.**

**Social Committee Report:** Given by Pat O'Brien. Attached her to and made part hereof.

**UNIT SALES & RENTALS:**

FOR Rent #206, 111,212

For Sale: 706 and 212, 206

**NEW  
BUSINESS-**

**2013 Budget** Jacquie explained that in reviewing cost increases for both Insurance and Cable TV, those areas of the budget needed further adjustment. **Joe O'Brien made the motion to Rescind the 2013 budget as voted on at the November 5<sup>th</sup> meeting. Sigmund Dobrowski seconded the motion. All in favor.**

**Motion to adopt the amended 2013 Budget to allow sufficient monies for cable TV and Insurance was made by Joe O'Brien, and seconded by Kathy Harrington. All in Favor.** Amended Budget attached hereto and Made part of.

Monthly maintenance fees will be as follows:

1 Bedroom	260.47
2 Bedroom	332.18
3 Bedroom	404.17

**Contractor Rules / Move in Move out Policy.** Jacquie referred to the workshop meeting and the Rules that the Board had developed. She read them and explained the necessity. Copies of these rules will be given to every unit owner.. They are also attached hereto and mad part of.

**Motion was made by Marcy McDaniel, to accept the Contractor Rules and Move In / Out Policies as presented. Kathy Harrington Seconded the motion. All in Favor.**

**Credit Card Payments** The Board is going to accept credit cards for payment on a trial basis to see if it makes it easier for unit owners to pay their maintenance fees or extra assessment payments. There will be a service charge to the unit owner for this transaction. The Board has been approached by individuals asking for this option.

Jacquie announced that the 4 extra payments this year to pay off the BankFirst loan will be due February 1, May 1, August 1, and November , 2013. She also gave the amount of extra interest money paid if it were not done this way.

Lou Cassara asked if the 4 extra payments would pay our loan off in full. Jacquie stated that it would. Discussion ensued.

Unit owner Jennifer Ahrend asked if there will be enough money, if as in the past, certain units in foreclosure etc. do not pay. Jacquie explained that this was built into the calculations. There was a lot of discussion as to whether or not the Association could publish the names of those who do not pay. Jacquie stated that they cannot.

Randy Cruse, Unit 502, Asked if there were rules on rentals. Jacquie stated that there was presently no limit on the number of rental units in the building. During the last revision of the documents in 2006 / 2007, a restriction on the number of rentals was voted down. There was much discussion on this.

Lou Cassara asked about the possibility of amending the by-laws regarding foreclosures. Jacquie stated that a committee is needed to work on amending the documents. Lou Cassara offered to head a committee on amending the documents.

Ginger Kelley brought up the "strict liability" clause that she would like to see included making individuals causing damage responsible for paying for it. Again Jacquie asked that her insurance show us what wording would be appropriate as our Lawyer is unfamiliar with this clause.

### **Other Business**

**Infestation** problem is being addressed, however it will take several months for the problem to be taken care of. Hopefully, according to the pest control company, February should be the target date. Maintenance personnel will enter all units with the pest control person to ensure proper coverage and to report a negative condition of the units. Discussion ensued.

**Balconies** There are a number of balconies that have issues as a result of removal of shutters after the application was put down. Also, there are a few that have warrantee issues. If you have any issues with the Balcony floor, please report them at once.

**Smoke Penetration** Jacquie explained that several residents are complaining about the overwhelming smell of second hand smoke. The entire 10 stack is being affected. It appears that there is one unit owner who is smoking continually. When approached about it, the unit owner stated that she would think about it. Jacquie stated that she was going to involve the Attorney as this has become a health issue for many.

**Old Business:**

**TV Service:**

Joe reported that the proposal from Direct TV is for 150 channels. \$27.00 per unit per month including tax. Many options are available to individuals at their own expense.

**Joe O'Brien made the motion to accept the Direct TV Contract. Sigmund Dobrowski seconded the motion. All in favor.** The Board hopes to sign the 7 year contract by the end of the year. Our Lawyer Maja Bowler from Cobb and Cole will look over the contract before it is signed.

Parking issues were brought up for discussion again. Everyone needs to park in their own space. If they park in another they must have written permission in their file. Discussion ensued. Unit owners have the option of having the violator's vehicle towed. Also someone suggested getting a "BOOT". Sandra has added parking space numbers to the directory sheet that is handed out to the residents. Signs have been ordered for the entrance and exit area showing the name and number of the towing service.

**Motion to adjourn the meeting was made by Marcy McDaniel, and seconded by Kathy Harrington. Meeting was adjourned at 9:00 p.m.**

Respectfully Submitted,

---