

*Minutes of the Board of Directors Meeting
For Juno By The Sea North Condominium Association
(The Tower), Incorporated
June 5, 2008 at 4:00 p.m.*

CALL TO ORDER AN ESTABLISHMENT OF A QUORUM:

Cliff Danley called the meeting to order at 4:00 p.m. Cliff Danley completed roll call. Cliff Danley was present and on speaker phone, Ron Munn, Phil Superchi and Hank Singer, a quorum was established. Also in attendance representing 4-H Association Management Company, Inc. was Don Hester.

PROOF OF NOTICE:

The meeting notice and agenda was posted on all Association Bulletin Boards and mailed to all unit owners fourteen (14) days in advance of the meeting in compliance with Florida Statutes and Condominium Documents, by the manager.

READING AND APPROVAL OF MINUTES:

Ron Munn made a motion to waive the reading of the unapproved minutes from April 23, 2008. Phil Superchi seconded the motion. All were in favor, motion was passed.

REPORTS OF OFFICERS OR COMMITTEE: NONE

OLD BUSINESS:

Ron Munn stated that they have received payment from Verizon for the fuel cost of the generator but Sprint is still outstanding. He has also been in contact with Unison regarding the interest of selling the leases for the cell towers and Ron replied no, not at this time.

Ron Munn stated that we have two bids for the Fire Sprinkler repairs and we are still waiting for the bid from Simplex. We only have one bid for the Fire Pump right now. The office is still pursuing two more bids.

Cliff Danley stated that we have no choice but to pay for the Drywall damage on the perimeter walls in unit 403, however the Association should have the right to make a decision on the company used based on price in the future.

Cliff Danley stated that the contractor in unit 401 broke a window onto the pool deck and the contractor did not clean it good enough, a guest cut their foot on a piece of glass from the pool deck. The contractor will be noticed.

Cliff Danley stated that there were several violation letters and delinquent letters sent out.

NEW BUSINESS:

A. Adopt Hurricane Preparedness Rule:

Phil Superchi made a motion to adopt the Emergency Operations Plan for the Hurricane Preparedness Rule which will now be part of the Rules and Regulations. Ron Munn seconded the motion, all were in favor, motion was passed.

ADJOURNMENT:

Ron Munn made a motion to adjourn the meeting. Hank Singer seconded the motion. All were in favor, meeting adjourned at 4:48 p.m..

Respectfully Submitted,
