

**Watergate Community Association
Board of Directors
October 20, 2008
Regular Session
"Approved"**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Mike Cartmell, Murray Kane, Max Weintraub and Ariane Zand. Lubor Mrazek and Neil Straus were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert and approximately eight residents.
- II. **Approval of Minutes.** Cartmell moved, and Kane seconded, to approve the September 22, 2008 regular session minutes. Cartmell, Kane and Weintraub voted for the motion with Zand abstaining. The motion was approved.
- III. **Secretary's Report.** General Manager Sutherland reported that the Board voted to approve two Board resolutions to foreclose two notices of delinquent assessments on APN# 049-1529-188 and APN#049-1529-188. Sutherland also reported that the Board conducted a rules violation hearing with the owners of unit E258 and D424. **The Board fined the owner of E258 \$50 for multiple noise violations. The Board directed staff to send an admonition letter to the owner of D424 for activating the fire alarm pull station.**
- IV. **Treasurer's Report.** Treasurer Kane reported a favorable budget variance of \$43,986 through 9/30/2008 and an operating fund balance of \$35,479 and replacement fund balance of \$1,968,843. The full report is available at the WCA office and website.
- V. **Manager's Report.** General Manager Sutherland announced that maintenance and paint supervisor Bob Barr assumed responsibility for the custodial department effective October 1, 2008. General Manager Sutherland will continue supervising the grounds department until a new supervisor is hired. Sutherland also explained that a few residents have been attempting to direct grounds staff not to use electric and gas powered hedge trimmers before noon. Sutherland asks that residents understand that there are too many hedges that need maintenance to begin that type of work in the afternoon. Sutherland also explained that hand trimming of hedgerows and shrubs are an unproductive use of labor resources, which ends up costing the owners money.
- VI. **Old Business.**
 - None
- VII. **New Business.**
 - 8 Commodore Drive Elevator Hydraulic Drive Replacement.** The Hydraulic drive and reservoir tank needs replacement to continue the safe operation of the 8 Commodore elevator. **Kane moved, and Cartmell seconded, to approve \$4,500 for the installation of a new Hydrolic drive and reservoir tank to be installed by ThyssenKrupp Elevator and funded from the replacement fund. The motion to approve was unanimous.**

By: _____

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- **Design Services for Boardwalk Railing and Flag Pole Area.** Funding requested for the design and permit development phase of the boardwalk flagpole seating area and code railing project. Code railing is needed to improve safety and remove an attractive nuisance and liability issue. Parties involved would be Bob Bruce with Wiss, Janney, Elstner Associates, Inc. and Charles Raaw consulting engineer. **Weintraub moved, and Cartmell seconded, to approve a project budget of \$22,185 to be funded from the replacement fund. The motion to approve was unanimous.**

- **Board Resolution to Record Notice of Delinquent Assessment.**
 - Director Weintraub read the following resolution:

"Resolved, the Board of Directors ("Board") for Watergate Community Association authorizes and instructs Angius & Terry Collections LLC to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against that property bearing the Assessors Parcel Number 049-1529-358, as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts has not been reinstated by the Notice of Intent to Lien. Cartmell moved, and Kane seconded, to approve the aforementioned Notice of Delinquent Assessment. The motion to approve was unanimous.

VIII. WCA Committees.

- **Architectural Control Committee.** Chair Judi Oser presented one unit modification for September 2008.
 - **F359** - Owner plans to install sheet rock throughout unit and install a new wall heater. **Kane moved, and Cartmell seconded, to approve the modifications to unit F359 pending receipt of all permits. The motion to approve was unanimous.**

- **Landscape Committee.** No items for board consideration this month, but Chair Foushee discussed grass recycling, rainwater collection and water conservation issues.

- **Common Area Renovations and Signs.** Co-Chair Jean Goldman reports that the request for qualifications has been received and the committee will review the submittals over the next two weeks.

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- **Renewable Energy Committee.** The Board received minutes for the first meeting. Sutherland presented a request from an owner interested in joining the committee. **Kane moved, and Cartmell seconded to approve the membership request of Robert Bragg (B373). The motion to approve was unanimous.**

IX. Statements and Requests. None.

X. Upcoming Meetings

- Annual Meeting – November 10, 2008
- Special Session – November 11, 2008

XI. The meeting adjourned at 7:45 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary