

**** AS CORRECTED ****

**DANA POINT CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
February 29, 2012**

MINUTES

- I. **CALL TO ORDER:** The Board of Directors Meeting was called to order at 7:16 PM by Angie Simic, President.
- II. **ROLL CALL – DECLARATION OF QUORUM:** Also present were: Jean Dimpfl, Ross George, Ray Jagodzinski, Paul Johnson, Janet Nuccio, Janis Pinkerton, and Lou Ruttkay. Absent were: Kathy Collins, Carol Guydan and Jean Russell. Representing Property Specialists, Inc. (PSI) was Janice Costa, Property Manager. There were no owners present at the meeting.
- III. **APPROVAL OF THE AGENDA:** A motion was made by Janet Nuccio and seconded by Ray Jagodzinski to approve the Agenda as presented.

A motion was made by Paul Johnson and seconded by Lou Ruttkay to amend the Agenda to add an amendment to the DPCA Declaration.

4 AYES

4 NAYS

MOTION FAILED

The nay votes were cast by: Ross George, Janet Nuccio, Janis Pinkerton and Angie Simic.

The Agenda was accepted as presented.

- IV. **APPROVAL OF MINUTES:** A motion was made by Ray Jagodzinski and seconded by Lou Ruttkay to accept the minutes dated January 11, 2012 as written. The motion passed unanimously.
- V. **TREASURER'S REPORT:**

Treasurer, Ray Jagodzinski provided the following report for the month ending January 31, 2012:

TOTAL CASH ON HAND	\$ 652,955.33
TOTAL ASSETS	\$ 735,983.80
TOTAL LIABILITIES	\$ 107,093.75
TOTAL RESERVES	\$ 628,890.05

Ray further reported that regular monthly delinquencies, over 90 days, are at \$11,000.00 and special assessment delinquencies, over 90 days, are at \$5,300.00.

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- VI. **MANAGEMENT REPORT:** Management stated that items will be covered under New Business.

VII. **COMMITTEE REPORTS:**

Bid – Chairperson Janet Nuccio reported a meeting was held with a report in the Board packet and items will be discussed under New Business.

Election – Chairperson Jean Dimpfl reported on the Annual Election Meeting.

Exercise Room – No report given.

Finance – Chairperson Paul Johnson reported on items that the Committee will be addressing.

Landscape – Chairperson Jean Dimpfl reported on information provided by The Care of Trees.

Pool – No report given.

Social – No report given.

- VIII. **OPEN FORUM** - Open Forum discussion was held with the owners present on Agenda related items.

- IX. **OLD BUSINESS:** No Old Business items for discussion.

X. **NEW BUSINESS:**

- A. **1605 A Wing Roof Replacement** – A motion was made by Janet Nuccio and seconded by Ross George to accept the proposal from Peterson Roofing for the replacement of the 1605 A Wing roof with a R20 application for a cost of \$141,185.00, plus cost for carpentry perimeter edge materials/labor. Further, the funding source to come from the Special Assessment Fund.

7 AYES

1 NAY

MOTION CARRIED

The nay vote was cast by Paul Johnson.

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- B. **1415 C Wing Roof Replacement** - A motion was made by Janet Nuccio and seconded by Angie Simic to accept the Peterson Roofing proposal for the replacement of the 1415 C Wing roof with an R20 application at a cost of \$139,225.00, plus the cost for carpentry perimeter edge materials/labor. Further, the funding source to come from the Special Assessment Fund.

7 AYES

1 NAY

MOTION CARRIED

The nay vote was cast by Paul Johnson.

- C. **Tuckpointing Project/Postl Yore Engineering** - A motion was made by Ross George and seconded by Janis Pinkerton to accept the proposal from Postl Yore Engineering for professional services for exterior wall repairs (building tuckpointing) which includes Phase I - Investigation, Phase II - Program Development and Phase III - Construction for a total cost of \$9,875.00. Further, the funding source to come from the 2012 Reserve Expenditure Line Item 7927-11, Masonry.


8 AYES

0 NAY

MOTION CARRIED

- XI. **MANAGEMENT RECAP** - A recap of the Meeting's Business was provided.

- XII. **ADJOURNMENT** - A motion was made, seconded and unanimously carried to adjourn the Board of Directors Meeting at 7:50 PM.


Secretary, Jean Russell

Submitted by: Sue Kuhnle, Recording Secretary
