

**DANA POINT CONDOMINUM ASSOCIATION
BOARD OF DIRECTORS MEETING**
November 5, 2012

- I CALL TO ORDER:** The Board of Directors Meeting was called to order at 7:35 by Angie Simic, President
- II ROLL CALL - DECLARATION OF QUORUM:** All 10 members were present. Three owners were present
- III APPROVAL OF THE AGENDA:** A motion was made by Carol Guydan and seconded by Ray Jagodzinski to approve the agenda. The motion passed unanimously
- IV OPEN FORUM:** Open Forum discussion was held with the owners present on Agenda related items
- V NEW BUSINESS:**
 - A. ELEVATOR MAINTENANCE PROGRAM** - A motion was made by Janis Pinkerton to accept the monthly elevator maintenance program from Colley Elevator Company for a monthly fee of \$1,626.00, total yearly cost \$19,512.00. Further the funding source for this expenditure will come from the 2013 budget line item 6550, Elevator Repairs. Motion seconded by Janet Nuccio and passed unanimously.
 - B. MANAGEMENT CONTRACT** - A motion was made by Angie Simic to accept the Liberman Management Services Management Agreement between The Dana Point Condominium Association and Liberman Management Service, Inc. for the period beginning January 1, 2013 through December 31, 2014 with the three changes discussed with a yearly fee not to exceed \$147,000. Motion seconded by Ross George.

8 AYES

2 NAYS

The nay votes cast by Paul Johnson and Lou Ruttkay

VI ADJOURNMENT - A motion was made , seconded and
unanimously carried to adjourn the Board of Directors
Meeting at 7:45.

Jean Russell

Secretary, Jean Russell