

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

**MINUTES**

- I. **CALL TO ORDER:** The Board of Directors Meeting was called to order at 7:30 PM by Angie Simic, President.
- II. **ROLL CALL – DECLARATION OF QUORUM:** Also present were: Jean Dimpfl, Ross George, Carol Guydan, Paul Johnson, Janet Nuccio, Janis Pinkerton, Jean Russell and Lou Ruttakay. Absent was Ray Jagodzinski. Representing Property Specialists, Inc. (PSI) were Janice Costa, Property Manager; Tracy Hill, Owner and Kurt Kojzarek, VP of Marketing. There was 2 owners present at the meeting.
- III. **APPROVAL OF THE AGENDA:** Items C, D, H and L were deleted from the Agenda; Holiday Party Contract was added to the Agenda. A motion was made by Paul Johnson and seconded by Lou Ruttakay to add Revocation of Leasing Agreement to the Agenda. The motion passed by a vote of five (5) aye and four (4) nay votes. The nay votes were cast by Ross George, Janet Nuccio, Janis Pinkerton and Angie Simic.
- IV. **APPROVAL OF MINUTES:** A motion was made by Carol Guydan and seconded by Ross George to approve the minutes dated June 27, 2012 as presented. The motion passed unanimously.

V. **TREASURER'S REPORT:**

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

TOTAL CASH ON HAND	\$ 491,870.09
TOTAL ASSETS	\$ 547,511.76
TOTAL LIABILITIES	\$ 170,460.20
TOTAL RESERVES	\$ 377,051.56

- VI. **MANAGEMENT REPORT:** Management stated that items will be covered under New Business. The PSI Management Contract renewal was handed out to Board Members by Tracy Hill.

**DANA POINT CONDOMINIUM ASSOCIATION**  
**Board of Directors Meeting**  
**August 29, 2012**  
**Page 2**

**VII. COMMITTEE REPORTS:**

**Bid** – Chairperson Janet Nuccio reported a meeting was held in August, and Agenda items for the next meeting reviewed and agreed upon by Board members. Next meeting scheduled for September 19, 2012.

**Exercise Room** – Chairperson Jean Russell – no report given.

**Finance** – Chairperson Paul Johnson reported a Finance Committee meeting will be scheduled for September 6, 2012 to discuss the proposed 2013 budget.

**Landscape** – Chairperson Jean Dimpfl thanked all building watering volunteers along with a landscape report.

**Social/Pool** – Chairperson Carol Guydan reported the Hot Dog Party and Ice Cream Social were a success and stated a Bingo Party in October and Holiday Party in December are being worked on.

**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. **Fire Alarm Inspections** – A motion was made by Janet Nuccio and seconded by Janis Pinkerton to accept the 2013 proposal from Walter Alarm Services for fire alarm inspection on all buildings/clubhouse for a total cost of \$3,205.00. Further the funding source to come from the 2013 Budget Line Item 6363, Fire Protection. The motion passed unanimously.

B. **Roof Maintenance Agreement** - A motion was made by Ross George and seconded by Carol Guydan to accept the 2013 proposal from Peterson Roofing for the preventative maintenance roof program for a total cost of \$9,975.00. Further the funding source to come from the 2013 Budget Line Item 6545, Roof Services/Repairs. The motion passed unanimously.

**DANA POINT CONDOMINIUM ASSOCIATION**

**Board of Directors Meeting**

**August 29, 2012**

**Page 3**

- C. **Brickman Landscape** - A motion was made by Janis Pinkerton and seconded by Jean Russell to accept the 2013 Brickman landscape management proposal for a total cost of \$64,800.00. Further the funding source to come from the 2013 Budget Line Item 6525, Grounds/Landscaping.

8 AYES

1 NAY

MOTION CARRIED

The nay vote was cast by Paul Johnson.

- D. **Postl Yore Engineering Improvement Study** – A motion was made by Janet Nuccio and seconded by Ross George to accept the Postl Yore Maintenance Improvement Study, Phase One for a total cost of \$5,000.00. Further the funding source to come from the 2013 Budget Line Item 7927-31, Reserve Study.

7 AYES

2 NAY

MOTION CARRIED

The nay votes were cast by Jean Dimpfl and Angie Simic.

- E. **Northwest Suburban Patrol** – A motion was made by Janis Pinkerton and seconded by Ross George to accept the proposal from Northwest Suburban Patrol to provide security services from April through October 2013 for a total cost of \$12,124.00. Further the funding source to come from the 2013 Budget Line Item 6514, Security Services.

0 AYES

9 NAYS

MOTION FAILED

The nay votes cast by all Board Members present.

- F. **Generator Maintenance Agreement** – A motion was made by Janet Nuccio and seconded by Carol Guydan to accept the 2013 Alternate Power planned maintenance agreement for inspection/service of building generators for a total cost of \$2,400.00. Further the funding source to come from the 2013 Budget Line item 6460, Building Equipment. The motion passed unanimously.

- G. **Fitness Maintenance Agreement** – A motion was made by Ross George and seconded by Jean Russell to accept the KC Fitness annual fitness maintenance agreement for a total cost of \$980.00. Further the funding source to come from the 2013 Budget Line Item 6542, General Contractor Repairs. The motion passed unanimously.

**DANA POINT CONDOMINIUM ASSOCIATION**

**Board of Directors Meeting**

**August 29, 2012**

**Page 4**

- H. **Pool Management Agreement** – A motion was made by Carol Guydan and seconded by Ross George to accept the proposal from Chicagoland Pool Management for the 2013 pool season for a total cost of \$25,135.00. Further the funding source to come from the 2013 Budget Line Item 6500, Pool Contract. The motion passed unanimously.
- I. **Ratification of Board Violations** – A motion was made by Angie Simic and seconded by Janis Pinkerton to ratify the Executive Board Violation Determinations of the August 29, 2012 Executive Session. The motion passed unanimously.
- J. **Holiday Party Contract** – A motion was made by Carol Guydan and seconded by Jean Russell to accept the contract for Holiday Party Music in the amount of \$195.00, subject to contract revision. The motion passed unanimously.
- K. **Revocation of Leasing Agreement** – A motion was made by Paul Johnson and seconded by Lou Ruttakay that the Board hereby authorizes a letter be mailed to all owners advising them that inasmuch as Article 8.2 of the Declaration gives any owner the right to lease any unit owned by such owner without Board approval, the leasing restriction set out in the Dana Point Condominium Rules and Regulations are no longer in force; and the Board also directs that its attorney prepare the language of Rules and Regulations to conform with the Declaration.

1 AYE      7 NAYS      1 ABSTENTION      MOTION FAILED

The nay votes were cast by Ross George, Carol Guydan, Janet Nuccio, Janis Pinkerton, Jean Russell, Lou Ruttakay and Angie Simic. The abstention vote was cast by Jean Dimpfl.

- L. A motion was made by Angie Simic and seconded by Jean Russell to establish an Ad Hoc Rules and Regulations Committee, within the next two weeks, to look at the leasing restriction.

8 AYES      1 NAY      MOTION CARRIED

The nay vote was cast by Paul Johnson.

DANA POINT CONDOMINIUM ASSOCIATION  
Board of Directors Meeting  
August 29, 2012  
Page 5

- 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 8:33 PM.

  
Jean Russell  
Secretary, Jean Russell

Submitted by: Sue Kuhnle, Recording Secretary

---