

**DANA POINT CONDOMINIUM ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 11, 2012**

**MINUTES**

- I. **CALL TO ORDER:** The Board of Directors Meeting was called to order at 7:00 PM by Angie Simic, President.
- II. **ROLL CALL – DECLARATION OF QUORUM:** Also present were: Kathy Collins, Ray Jagodzinski, Paul Johnson, Janet Nuccio, Janis Pinkerton, Jean Russell and Lou Ruttkey. Absent were: Jean Dimpfl, Ross George and Tom Kaczmariski. Representing Property Specialists, Inc. (PSI) was Janice Costa, Property Manager. There was one (1) owner present at the meeting.
- III. **APPROVAL OF THE AGENDA:** A motion was made by Angie Simic and seconded by Janis Pinkerton to approve the Agenda as presented. A motion was made by Ray Jagodzinski and seconded by Paul Johnson to amend the Agenda to include the Treasurer's Report. The amended motion passed unanimously.
- IV. **APPROVAL OF MINUTES:** A motion was made by Janet Nuccio and seconded by Kathy Collins to approve the minutes dated December 8, 2011 as written. The motion passed unanimously.
- V. **TREASURER'S REPORT:**
- Treasurer, Ray Jagodzinski provided the following report for the month ending December 31, 2011:
- |                    |               |
|--------------------|---------------|
| TOTAL CASH ON HAND | \$ 658,670.67 |
| TOTAL ASSETS       | \$ 742,309.26 |
| TOTAL LIABILITIES  | \$ 143,176.27 |
| TOTAL RESERVES     | \$ 599,132.99 |
- VI. **MANAGEMENT REPORT:** Management stated that items will be covered under New Business.

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VII. **COMMITTEE REPORTS:**

Violation/Hearing – Chairperson Angie Simic stated that there were three Violations during this time and determinations will be ratified under New Business.

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. **Law Firm Representation for Dana Point** – A motion was made by Angie Simic and seconded by Janet Nuccio to have Dickler, Kahn, Slowikowski & Zavelle, Ltd. represent Dana Point Condominium Association with regard to all legal matters. The funding source for the monthly legal retainer fee of \$475.00 per month to come from the 2012 Budget Line Item 6340, Legal Retainer. Further, all established collection matters will remain with KSN until fully resolved. All new collection matters will be handled by Dickler, Kahn, Slowikowski & Zavelle Ltd. Invoices for same will be sent to PSI to chargeback to owner's accounts.

8 AYES

0 NAY

MOTION CARRIED

B. **Violation Determinations** - A motion was made by Angie Simic and seconded by Kathy Collins to ratify approval of the Board's Violation Determinations.

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 7:18 PM.

  
Secretary, Janet Nuccio

President, Angela Simic

Submitted by: Sue Kuhnle, Recording Secretary

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