

Dr. Dominguez made the motion to refer this item to the Enforcement Committee for evaluation.

All Board members unanimously agreed

Mr. Ottavio made a motion to additionally present to the Enforcement Committee the situation of debris and falling objects to the lanai patios.

All Board members unanimously agreed

VI. Restaurant Update

Mr Ottavio stated that the Association is in receipt of a letter from the restaurant operator, Mr. Bertolini, expressing his decision of not renewing the lease. He indicated that he had been contemplating to start a new venture for some time before his final decision. He will be vacating the premises by May 14, 2011. The Association has accepted his request.

The current Board members, as well as the management thanked him for his service to our community for 6 years.

Mr Ottavio explained that before starting the search for a new restaurant operator we must define specs, what the Association desires, the cuisine, the type of service, etc in order to set requirements to follow while in search of the new restaurant operator. We will also count on the last resident's survey as a starting point.

A committee should be established to define said items and pass the requirement to the board for approval.

VII. Appointment Committee – Mr. Ottavio

a. Construction (Lobby) Committee

Mr. Ottavio made a motion to reappoint same members as previously selected and to include the new treasurer, Mr. Lopez.

All Board members unanimously agreed .

b. Budget & Finance

This item was table due to the fact Mr. Lopez was not present.

c. Setting up a committee to establish social calendar

Ms. Rosenblum presented her desire to establish an informal committee to organize social events and activities for the residents. The committee would have the assistance of an office staff member along with anyone who wishes to join. Those interested should contact Ms. Rosenblum.

VIII. Approval of December 2010 Unaudited Financial Statement

See attached

Mr. Martinez made a motion to approve the unaudited December 31, 2010 financial statement as presented to close the year.

All Board members unanimously

IX. Construction Update

See attached report

Mr Martinez explained that the common areas renovation is within budget up to this time. .

However we will have to consider to increase the budget for the following reasons:

- 1- Addition of meeting rooms in both lobbies where we had storage rooms.**
- 2- Audio equipment WiFi in all common rooms, pool and barbecue areas. Also printers.**
- 3- Computers and tutoring tables for multipurpose rooms.**
- 4- Front doors controlled by security guard: due to the fact that security desks were moved to the back**
- 5- New appliances for card rooms kitchen's areas**
- 6- Furniture for security area**
- 7- New games for billiard room**
- 8- Art work**
- 9- Fire extinguishers**
- 10- Signages**
- 11- Floor mats**
- 12- Extra tiles for Inventory**

Mr. Martinez made a motion to increase the reserve lobby renovation budget in an amount not to exceed \$100,000.

All Board members unanimously

Mr. Ottavio made a motion to disregard the damage pool table in the 1111 billiard room.

All Board members unanimously

Mr Martinez reminded us that when we started the renovation of common areas we invited realtors to be exposed to the project. We will have an opening party for realtors between April 15 and May 1st to unveil the renovation.

Mr Martinez moved to approve expenditures of \$ 3,500 for realtors opening event in the evening, to be held at the 1121 building.

All Board members unanimously

Mr. Martinez made a motion to approve the following Change Orders for the Lobby Project:

Change Order 21 – Fresh air intake in building 1111

Change Order 22 - Eight wood glass doors- not in the original contract

Change order 25 – Electrical statewide requirement to junction boxes. Electrical plans were approved when the junction box could no longer be used so it had to be rewired.

Change Order 28 – Carpet price increased as well as installation. The original bid was two years ago and the prices did go up. In addition, Atlas wants to use their own installer.

Mr. Martinez made a motion to approve the change orders as presented at this board meeting which are included in the budget increase approved earlier this evening.

All Board members unanimously agreed.

X. Balconies Repairs/Replacement Study

Mr. Khan addressed the fact that the Association spends approximately \$200,000 per year for balcony repairs versus starting to consider future balcony replacement. Last repairs were performed by Sepi Construction who gave balconies a lifetime of 10 years. Mr Kahn will evaluate information. Mr Ottavio suggested to start looking into window replacement as a priority.

XI. Open Forum

XII. Adjournment

Meeting Adjourned at 8:58 PM

Minutes typed by Laura Garcia

Minutes approved by Dr. Elsa Dominguez, Secretary