

Bouchelle Island 27
Board Meeting Minutes
February 21,2014

Meeting was called to order at 5:42 P.M.

All Board members were present.

Motion was made by Emily and second by Jan for Board members positions to be as follows:

President Ed Mcglaughlin, Vice President Emily Grant, Treasurer Varuni Roberts, Secretary Maureen McCory, and Director Jan Nichols.

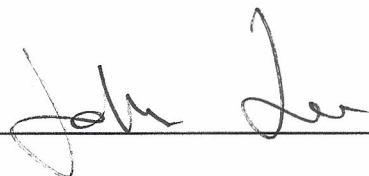
The minutes from December 6, 2013 Meeting were approved unanimously.

The Board requested Management to obtain bids for painting of the Building early as many reported problems with moisture in units.

It was determined that our next annual meeting will be held the 1st Friday in December, 2014 in an effort to reduce the postage costs of having an additional mail out to the residents.

All business being discussed the meeting was adjourned at 5:59 P.M.

Respectfully Submitted:



Bouchelle Island 27
Annual Meeting Minutes
February 21,2014

Meeting was called to order at 5:00 P.M.

It was determined there was a quorum of owners present in person or by proxy.

2014 Board Members are Emily Grant, Maureen McCorry, Ed McLaughlin, Jan Nichols, and Varuni Roberts.

Proof of notice was provided by affidavit of mailing.

The minutes from April 19, 2013 Meeting was approved unanimously.

The President gave a report on the State of the Association.

A treasures report was provide to all members present.

Management gave a brief overview of items the Association has reviewed and will be making changes to in the upcoming year as well as all the great measures that were taken to help reduce cost to the Members.

It was mentioned that the CSA trash area for Bouchelle 27 was not acceptable and that it needed to be looked into.

Parking issues continue to be a problem on the Island during the winter season. Please be considerate of others and park in your garages or carports to allow ample room for others to park. Bouchelle 27 has two owners that do not have assigned parking and would appreciate having a place for their tenants or themselves to park near the building.

Maureen volunteered to be the CSA advisory member again this year.

All business being discussed the meeting was adjourned at 5:38 P.M.

Respectfully Submitted: _____

Bouchelle Island 27
Condominium Association
Managers Notes 2013

Your Board and Management have been very in the last year.

Bids were collected to resolve the Plumbing (Sewage Backup) problem due to the poor installation of our sewer lines from the building to the street. There is a dip in the line that causes clogs which unfortunately results in backup in the units on the first floor. The Board has adopted a service plan to ensure that we prevent backups to the best of our ability until we are able to have the repair which is expected to cost more than \$4500 in the summer to fall of 2014.

Management with the Board's permission negotiated settlement for unit 201 that was in the process of being purchased by a new Owner. The settlement resulted in collection of much more than what the statutory limits require the bank to pay.

Management with the Boards permission was able to renegotiate our Brighthouse Cable contract to expand our package to digital service from basic service for less than what our schedule increase was for 2014. Owners that already have digital service should see a decrease in their bill associated with the upgrade of the Associations package. Note the cable contract was not due to be negotiated until November of 2012 so it is a blessing to get more for less considering our obstacles.

Management with Board Permission negotiated a new Pest Control Contract switching from Budget Pest control to Port Orange Pest Control saving almost \$930 per year.

Management with the Boards permission was able to secure a new Termite company that would also provide us with bond coverage for \$1,000,000, for only \$286 annually. The Company assumed the initial treatment, gave us a bond and agreed to retreat for about \$620 in 2017 if we choose to do so. Our Intial treatment with Budget was \$1100 in 2007 and did not include the bond. The renewal with Buget was for about \$340. Again getting more for less was the result.

Finally, Management with the Boards permission was able to renegotiate our Elevator service agreement with Mowery that was not due to expire until June 2016. The new contract will result in about \$3,000 in savings over the next 27 months. The Agreed contract price was \$196 per month which was renegotiated to \$90 per month about 27 months earlier than contractually allowed.

Management & the Board with cooperation of the Owner were finally able to put to rest the confusing matter of who owns which Garage.

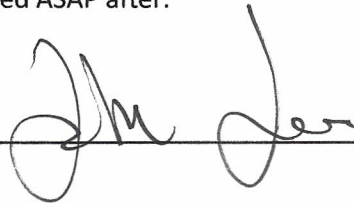
By now everyone should have the Bouchelle Island channel back.

In conclusion, Management has begun construction of the website to feature Bouchelle Island 27. The Website which is expected to be complete in March will allow owners to access the governing documents, complete maintenance requests, request financials, obtain certificates of insurance, access the wind mitigations inspections, and obtain lease and sales applications. Once complete, Management plans to send out notice of the website being completed and available for owners to Access. This has been a long time coming. Please continue to be patient as Johnny is making the changes on his spare time between classes and work, and his Real Estate business. Also he has no experience with website development and codes so it is a trial and error effect.

From outside looking in it may not appear that much has happened over the time span of the last 12 months, but as you can tell from the above that is just not the case. Owners should take the time to appreciate all the hard work that was involved with the volunteer board, and support the new Board in it's election and the future tasks it takes on. In no way is this Association done with improvements, and I'm sure it will be the will of the new Board to strive to achieve the same level of excellence already in practice!

P.S. CSA will be presenting our Bike Rack request to the ARC soon. Pending approval, we should expect the Bike Rack to be installed ASAP after.

Respectfully Submitted:



Bouchelle Island 27

Board of Directors Meeting Minutes Budget Meeting Minutes

December 6, 2013

Meeting was called to order at 5 P.M.

Discussion about the Associations current Financials took place and the Board and Management reviewed each line Item on the Budget.

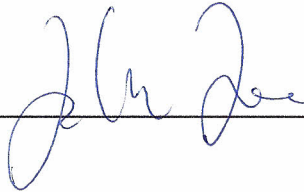
The Board asked that Management look into our contract and contact vendors to see what we can do about our reoccurring expenses. Pest Control, Termites, Cable, Elevator, Building Cleaning, and other misc items were discussed.

Motion was made to adopt the proposed 2014 Annual Budget. This motion, which was second, passed unanimously.

Motion was made to approve the purchase of a new bike rack for Bouchelle Island 27 Condominium and that the Association has agreed to pay for the installation of this bike rack.

All business being completed the meeting was adjourned at 5:59 P.M.

Respectfully Submitted: _____

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**Bouchelle Island 27
Board Organizational Meeting**

April 19th, 2013

Meeting was called to order @ 10:50 AM

Motion and second was made to appoint Maureen Mccory as Secretary. Motion was passed unanimously.

Motion was made and second to appoint Varuna Roberts to fill the vacancy as a director. Motion was passed unanimously.

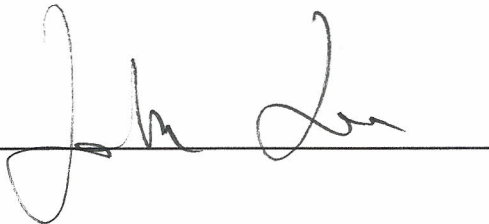
Motion was made and second to appoint Edward McLaughlin as president. motion was passed unanimously.

Motion was made and second to appoint Gregory Sada as Treasurer. Motion was passed unanimously.

Motion was made and second to appoint Emily grant as Vice President. motion was passed unanimously.

Motioned and second to adjourn. Motion was passed unanimously and the meeting was adjourned at 10:56AM

Respectfully Submitted:

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Bouchelle Island 27
Annual Meeting Minutes

April 19, 2013

Call to order 10:01 am

It was determined we have 13 owners present in person or by proxy which is a quorum.

There was a motion to waive the reading of the minutes. There was a second and it was approved unanimously.

An annual report was provided by the President Edward Mclaughlin.

It was decided the association will secure the roof door with a combination lock. The lock box code shall be 0432.

Discussion took place about unit 201 foreclosure / short sale status. It was determined the association should have a key on hand in case of emergency.

It was determined the association also is in need of garage keys in the event of an emergency.

It was determined carports need to have space numbers not unit numbers for security reasons.

A treasurer report was reviewed and discussion took place.

It was motioned that Maureen Mccory will be the CSA advisor for our association. Motions was second, and past unanimously.

Motion was made and second to roll any operating surplus to the next year for tax liability purposes. motion was passed unanimously.

The board discussed the idea of reserve pooling. It was decided that a proxy should be mailed to the unit owners to vote on this item.

Bike racks for association were discussed. Management will inquire on bike racks with CSA and advise on how we should proceed.

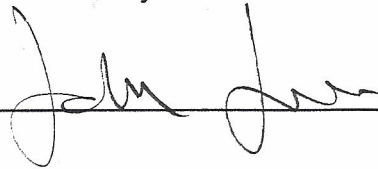
It was discussed if the association should have the dryer vents cleaned. It was decided that the association would have this done next year and be sure to add the expense to the budget.

The new Board of Directors are:

Edward McLaughlin
Emily Grant
Maureen Mccory
Gregory Sada

A motion was made and second for adjournment and was past unanimously @ 10:45

Respectfully Submitted: _____

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