

**PRELUDE 80 CONDOMINIUM ASSOCIATION**  
Meeting of the Board of Directors on April 8, 2015  
For information only, approval at the next Board meeting

Present:

Jim Barr - President

Julie Wu - Vice President

John Campion - Treasurer

Lothar Erdtmann - Secretary

David Jelaso - Member at Large

Louis DeSantis - Community Manager

George Krupa - Maintenance

In attendance: Baisley, Bays, Caudell, Corlito, Granger, Kehoe, Lloyd

The meeting was called to order by President Jim Barr at 2:59 PM. All five Board members were present. A motion to approve the minutes of the Board meeting of March 10, 2015 was made by David Jelaso, seconded by John Campion. Unanimous approval. Motion carries.

Louis DeSantis who replaced Tony Toscano at AmeriTech was introduced and gave a short description of his professional life.

Unfinished Business: Regarding *Deck Restoration Project* all three quotes were discussed. The one made by Coastal is preferred due to personal experience with their workmanship. The configuration will be the same as is. Motion made by John Campion, seconded by David Jelaso to sign a contract with Coastal not to exceed \$16,078.00. The motion was unanimously approved. Motion carries.

Regarding our *Website*: Looking good as John Campion explained. Financials are current with the 2015 budget. Minutes are current. Evacuation procedures are posted. Precautions to take if a hurricane is predicted are also posted. Condominium documents and amendments are also posted. The same applies to Rules and Regulations per January 2015 as well as House Rules for guests. New Owner Guidelines are posted but should be removed.

New Business: *Financial Review* given by John Campion is like an audit which has been completed and everything is in order. Anyone desiring a copy should e-mail John Campion. He will be happy to comply. -On *Account 2300* on special assessments for projects there are \$755.90 not distributed. Motion by Lothar Erdtmann seconded by Julie Wu to use the \$755.90 to cover the ongoing expenses of the landscaping project. Unanimous approval. Motion carries. John Campion reported about the *Insurance*: The sinkhole coverage has been removed, the Premiums have been adjusted as our financing has been adjusted accordingly.

Louis DeSantis reported about our *Maintenance Issues* as listed on a separate sheet. No discussion was made.

*Open Forum*: John Corlito thanked the Board and the Landscaping Committee for their work on behalf of all owners of Prelude 80.

Based on a motion by John Campion and seconded by David Jelaso the meeting was adjourned at 3:37 PM.

Lothar Erdtmann  
Secretary