
**PROPRIETORS STRATA PLAN #50
EXECUTIVE BOARD MEETING
DECEMBER 2, 2009**

Meeting Attendance:

Regent Representatives

Monica Neumann (MN)
Patrick Van Hamme (PVM)

Board Members

Tim Webb, Chairman (TW)
Peter Kirby (PK)
Stan Hartling (SH)
Doug MacKenzie (DM)
Catherine Caldwell (CC)

Approval of the Minutes of the June 2009 AGM

Motion to approve by PK; seconded by DM

Operations Review

The projected shortfall for 2009 is \$11,301. This may be less by approximately \$3,000 resulting from a maintenance charge in October which would appear to be incorrectly allocated to Strata. PVM will look into this charge and make any necessary adjustments.

Motion by PK: In accordance with the By-Laws, the Capex reserve fund (General fund) will be used to cover the 2009 loss. Motion seconded by DM.

CAPEX 2009 Expenditures

Capital Reserve

Budgeted Capital Reserve expenditures were \$90K. The projected actual expenditures are \$62.7K.

The projected balance in the Capital Reserve fund at year end is as follows:

October 31, 2009 balance	70,135.85
November funding	6,444.00
December funding	6,444.00
Projected operating loss	(11,301.00)
Landscaping - Environmental Arts	(26,667.00)
Pool deck painting (transfer from Major Reserve)	(9,000.00)
Pool deck painting labour	<u>(11,000.00)</u>
Projected December 31, 2009 balance	<u><u>25,055.85</u></u>

Major Reserve

Budgeted Major Reserve expenditures were \$80K. The projected actual expenditures are \$107.4K.

The projected balance in the Major Reserve fund at year end is as follows:

October 31, 2009 balance	532,581.28
November funding	24,449.00
December funding	24,449.00
Pool deck painting (transfer from Major Reserve)	<u>9,000.00</u>
December 31, 2009 balance	<u><u>590,479.28</u></u>

2010 Proposed Budget

Initial recommended increase in Strata fees of 5.7% was projected, but not approved. Primary areas of increase are:

Security – Crime, like many other countries has increased during these tough economic times. Additional in-house security is needed to monitor the property. In-house security is preferred over out-sourcing security.

National Health Insurance – The TCI Government has implemented a mandatory health insurance plan. The employers' share of the premiums is 2.5% of employee wages and benefits. The plan commenced November 1, 2009.

Landscaping – There is a need to increase the frequency of chemical spraying.

After in-depth discussions on areas to reduce costs, it was agreed that Regent will review the areas discussed and amend the proposed budget in accordance with the following motion.

Motion by PK: The increase in the Strata fees will be capped at 3%. The 1997 motion to increase the Major Expenditure Strata fee annually by 3% will be waived for the first six months of 2010 and will be reviewed again in June 2010. The motion was seconded by DM.

2010 Reserve Fund Expenditures

Motion to approve the Capital Expenditure budget in the amount of \$98K and the Major Expenditure budget in the amount of \$80K was made by PK and seconded by DM.

Expenditures are budgeted as follows:

Capital expenditures

Cooling tower repairs	25,000.00
Rescue boat replacement	13,000.00
Golf carts	10,000.00
Security cameras	20,000.00
Lighting	25,000.00
Carpet binding machine	<u>5,000.00</u>
	<u>98,000.00</u>

Major expenditures

Driveway repair	<u>80,000.00</u>
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Reserve Fund Investment

Motion made by PK to invest \$250K of the reserve funds, presently at First Caribbean International Bank(FCIB) in a fixed deposit at RBC, which is bearing interest at .875%. Motion seconded by DM. SH to contact FCIB to try and get them to match this rate.

Somerset Default

Due to repeated delinquency and disregard of default notices by the management of Somerset the motion to cease the return of grey water immediately to Somerset was made by DM and seconded by SH.

Motion made by TW that if Somerset has not remedied the default by February 24, 2010 then Notice of Termination of all services is to be issued to Somerset. The motion was seconded by PK.

The meeting was adjourned at 2:55pm.