

**Minutes of the Board of Directors' Meeting
Sentinel of Landmark Unit Owners' Association**

May 22, 2007

Present: Rob Rapanut, President
Marisa Mullen, Vice President
Bruce Wilmot, Treasurer
Jonathan Shinn, Secretary
George Huff, Director

Management: Carol Bailey, Regional Manager, S-C Management Corp.
Charity Avé-Lallement, Property Manager, S-C Management Corp.

Being a majority of the Directors of the Association, a quorum under the bylaws, Mr. Rapanut called the Meeting to order at 7:14 p.m.

Approval of Minutes

**Upon motion by Ms. Mullen and seconded by Mr. Wilmot, it was:
VOTED UNANIMOUSLY: To approve the April 2007 minutes, as amended.**

Open Discussion

None

Committee Reports

Building and Grounds Committee

Management and the Committee are awaiting a detailed evaluation of the elevators which is expected to be completed by the end of the week. Upon evaluation of the report, the Building and Grounds Committee will be prepared to make a recommendation to the Board for the renovation.

The Building and Grounds Committee will also be working with management in order to make a recommendation for a new towing company who will perform necessary towing on the property.

Neighborhood Watch

Management reported that Ms. Soriano stated we are almost at the 50% participation point, as required by the police department. She will continue contacting residents to

become involved.

President's Report

Pool Opening and Hours of Operation

Mr. Rapanut asked Management to purchase and display some balloons for the opening weekend. Also, to have some drinks on hand as a season opener.

There was discussion regarding pool hours for the upcoming season. Some residents requested variation in hours the pool is open, whether later or earlier. The current hours of the pool are 11:00 am to 8:00 pm Sunday through Thursday and Holidays, 11:00 am to 10:00 pm on Friday and 10:00 am to 10:00 pm on Saturday. It was the Board's consensus that the hours remain the same for this pool season and to discuss this further for next pool season.

Mr. Rapanut asked Management to research purchasing or leasing a vending machine as Coca-Cola removed their machine. The company reasoned to Management that the machine did not sell the minimum amount of drinks required to remain onsite. Management will also consult with Bert Bargaes of the Sentinel Valet to work out supplying drinks.

Communications Committee

Mr. Rapanut brought it to the Board's attention that Mr. Wilmot has stepped down as the chair of the Communications Committee. As it stands, Mr. Rapanut will be working with the Communications Committee.

Management Agent's Report

Management briefed the Board on the current delinquencies.

There was further discussion regarding elevators. The latest update from management is that the current company, Capital Elevators, has been working diligently since the beginning of May. The elevator' performance has improved since they started. Management will receive a full report by the beginning of June that will provide information on what major improvements, if any, and associated costs would be for all elevators.

The police satellite station is still in progress and awaiting final decisions by the police department.

There was discussion regarding A-1 Towing and issues involved with them therefore the company will cease vehicle tows by June 4th.

Financial Report

Management and Mr. Wilmot briefed the Board on the current financial statement.

Upon motion by Mr. Wilmot and seconded by Mr. Rapanut, it was:

VOTED UNANIMOUSLY: To approve the April, 2007 financial statement

Projects Completed and Pending

Management hired a long term temporary office assistant to work in the front office until Management hires a qualified/permanent candidate.

Mr. Huff asked a question regarding the grounds on the West side parking lot area. Management is still waiting on estimates from our landscaper to address the bare areas in front of the parking lot.

Voting Issues

Late Fee Increase

Upon motion by Mr. Rapanut and seconded by Mr. Huff, it was:

VOTED UNANIMOUSLY: To increase late fees collected on condo fees not paid by the 10th of the month, and in-unit maintenance invoices not paid within 30 days of billing, from \$25.00 to \$50.00.

Topics of Discussion

Fire Evacuation Plan

Management completed a first draft of the visual portion of the evacuation plan. Management is awaiting approval of the plans by the Fire Marshall's office. Updates will be provided to the Board after the city's comments on the first draft.

Pool Opening Status

Pool furniture has been delivered back from storage and chairs have been re-strapped as necessary. Management is still waiting to meet and orient the lifeguard for this season. Pool passes are available at the office for those who have registered.

Update on Capital Elevator

As discussed earlier in the meeting, Management is waiting for the evaluation of the

elevators from Capitol Elevators, which is due by the end of the month.

Design Alliance Schematic Design Proposal

There was discussion among the Board and Management about renovation details. Management is still waiting on the elevator evaluation to determine costs. Upon receipt of this evaluation, the Board can then make a final decision on moving forward with renovation plans.

Action Items List

No new items.

Three-Month Calendar

No new changes.

The regular meeting was adjourned at 8:36 PM to move to Executive Session to discuss legal matters.

Executive Session adjourned with no action taken.

Adjournment

In accordance with the bylaws, Mr. Rapanut adjourned the meeting at 8:41 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jonathan Shinn".

Jonathan Shinn
Board Secretary