

Minutes

Bristol Board of Directors Meeting
Thursday, April 26, 2007
5:00 PM
MSSC Conference Room
Barre Street
Charleston, SC

President Jan Landry called the meeting to order. Directors present were Johnny Jordan, Charles DeRose and Ray Johnson. Treasurer Jack Dill was present. Lona Vest was present representing Property Management Services. Director David Warner joined by phone.

Johnny Jordan certified that a quorum was present.

A motion was made, seconded and passed unanimously to approve the minutes as written.

Mrs. Landry reported that the Master Deed amendment was recorded and distributed to all owners.

Mrs. Landry stated that Attorney David Wheeler was not present at the Board meeting. Mr. Wheeler will be contacted as needed and will no longer attend regular meetings unless the Board deems it necessary.

Mrs. Landry reported that she and Lona had completed a walk thru and identified areas in need of refurbishment at the property. Mrs. Landry discussed repairs planned for the following areas:

- Arbor painting
- Powerwashing of the building
- Landscaping (including new mulch, flowers and plants at the pool)
- Pool Area Upgrades
- Curbing
- Striping
- Interior upfits (including carpeting)

Each of the areas was discussed at length. Pricing was reviewed to clean and paint the trellises. A motion was made and seconded to obtain one more bid for trellis cleaning and painting and to proceed with the lower bid. The motion was passed unanimously.

The Board reviewed a proposal from Southeastern Galleries for new carpeting on the second floor, which included new area rugs in the lobby area and installed carpeting at the elevator, security and management offices. The cost would be \$12,071.13. A motion was made, seconded and passed unanimously to proceed with this work.

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Lona reported that The Greenery will be installing new plants at the pool in the pots. Pinestraw and flowers will be added in the common areas as well.

The Board reviewed bids to powerwash the building. The Board agreed to proceed with the lowest bid. Lona is to coordinate this work.

Treasurer's Report

Mr. Dill reviewed the March financials with the Board. He stated that the financials have been fine-tuned to include more reporting which included a payable report.

The Board discussed the outstanding insurance assessments. It was agreed Lona should send letters to all owners with outstanding balances.

Property Management Report

Lona briefly reviewed the action items she has been working on. She reported that Mr. Tunno had requested a new entry sign that would clearly identify The Bristol. She stated that he had been experiencing problems with deliveries. The Board agreed to take the matter under advisement.

Insurance Committee Report

Mr. DeRose stated that he did not have a formal report. The insurance premiums have been paid in full. Mrs. Landry reported that she contacted Tim Scott of Allstate Insurance. She reviewed her conversation with him regarding the flood insurance premium claim. Lona reported that a complaint was filed with the South Carolina Department of Insurance.

Finance Committee Report

Mr. Jordan reported that the Finance Committee would be meeting prior to the next Board meeting to review the cash requirements of the regime.

Old Business

Mr. Johnson discussed ongoing problems with owners parking in the wrong spaces. The Board discussed the parking assignments. Lona is to review the Master Deed assignments.

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New Business

There was no new business.

The Board meeting was adjourned and the Board went into Executive Session to discuss on-going construction defect litigation.

In executive session, the Board discussed destructive testing to the stucco which was scheduled to begin on May 8, 2007.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Lona R. Vest
Acting Secretary