

APPROVED ON OCT 6, 2011

**Minutes of the Open Meeting of the Board of Directors
of the Sandside Villas Homeowners Association
Held in Unit 102 on Jul 28, 2011**

Directors Present:

- James Campbell, Unit 102, President
- Phil Nam, Unit 206, Vice President (via Skype teleconference call)
- Joe Grammatico, Unit 103, Treasurer & Secretary

Directors Absent:

- None

Others Attendees:

- None

1 Call to Order

James called meeting to order at 7:07 PM.

2 Review and acceptance of Minutes

Minutes of previous board meeting held on July 7, 2011 were adopted by unanimous vote of the board.

3 Reports

Quarterly Report was accepted by unanimous vote of the board.

Financial reports were discussed.

4 Unfinished business

4.1 Maintenance

Maintenance of the boiler and pipes was discussed.

4.2 Special assessments

Boiler: A special assessment for the boiler pump and gate will be sent out for a vote of the HOA membership.

Special assessment from FY2010: After reviewing FY2010 financials, the board decided unanimously against the special assessment proposed at the board meeting on Nov 22, 2010 (see corresponding minutes for details).

4.3 Appointment of Architectural Control Committee

Chair has to be appointed by HOA Board.

Phil Nam will create an outline of Architectural guidelines to be ratified by next meeting.

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4.4 Satellite Dish TV

The plan submitted by the owner of Unit 204 to install a satellite dish on the boiler rooftop and run the cabling inside the attic to his unit was accepted by unanimous vote of the board. No cabling will be visible from the common areas or the street.

5 New Business

Rules of Conduct: Will be reviewed and updated, if necessary.

6 Adjournment

Meeting was adjourned at 8:33 PM.

Minutes recorded by Philip Nam.

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