

APPROVED JAN 26, 2012

**Minutes of the Open Meeting of the Board of Directors
of the Sandside Villas Homeowners Association
Held in Unit 102 on Nov 17, 2011**

Directors Present:

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

Directors Absent:

- (none)

Others Attendees:

- (none)

1 Call to Order

James called meeting to order at 7:36 PM.

2 Review and Acceptance of Minutes

Minutes of previous board meeting held on Oct 27, 2011 were adopted by unanimous vote of the board.

3 Reports

(None)

4 Unfinished Business

4.1 Pro Forma Operating Budget and Reserve Funding Plan for FY2012

After some updates, the proposed budget was approved by unanimous vote of the board.

4.2 Architectural Guidelines

Item was tabled.

5 New Business

5.1 Reimbursement Request

Request by owner of Unit 201 for reimbursement for repairs resulting from past water intrusion was considered. Decision is pending cost information.

6 Adjournment

Meeting was adjourned at 9:30 PM.

Minutes were recorded by Phil Nam.

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