

**WINDJAMMER CONDOMINIUM ASSOCIATION**  
**OF LAUDERDALE BY THE SEA, FL, INC.**

**MINUTES OF THE JUNE 22, 2012**  
**MEETING OF THE BOARD OF DIRECTORS**

The meeting was called to order by Association General Manager and Secretary Mr. John Boutin at 3:08 P.M.

Board Members in Attendance: President Ronald Schweighardt, Vice-President Hurshellene Beamer, Treasurer Nancy Ingalls and Assistant Secretary Michelle Watson. Assistant Treasurer Angela Stofsky had an excused absence.

Other Attendees: Secretary and General Manager Mr. John Boutin, Theresa Boutin, Bookkeeper and Patty Reynolds, Administrative Assistant.

A quorum of the Board was attained.

Proof of due notice and proper posting was confirmed by General Manager John Boutin.

John Boutin reported that the approval of Minutes was mistakenly omitted from the Agenda and asked for a motion to place this item on the Agenda.

**Motion** was made by Treasurer Nancy Ingalls to add Approval of Minutes to the June 22, 2012 Agenda.

Motion seconded by Assistant Treasurer Angela Stofsky  
The motion passes unanimously.

Secretary and General Manager John Boutin presented a draft of the Minutes of the July 12, 2011 Board of Directors meeting for review.

**Motion** was made by President Ronald Schweighardt to approve the Minutes of the July 12, 2011 Board of Directors meeting.

Motion seconded by Treasurer Nancy Ingalls.  
The motion passes unanimously.

Manager John Boutin presented the Balance Sheet, Profit and Loss and the Accounts Receivable Summary Report for the period of January 1, 2012 through May 30, 2012. Mr. Boutin also presented the rental occupancy report for the year 2011. The reports submitted are to be included as part of the minutes.

Manager John Boutin presented a verbal Manager's Report

Manager Boutin presented the Board with the Reserves spreadsheet and bids outlining the anticipated cost expenditures for the capitol improvement and deferred maintenance projects to be completed in 2012. This spreadsheet will be included as part of the Minutes.

**Motion** was made by Assistant Secretary Michelle Watson to approve the capitol improvement and deferred maintenance projects for 2012 as presented and to approve the Reserve expenditures presented for the said projects.

Motion seconded by Treasurer Nancy Ingalls.

The motion passes unanimously.

Manager John Boutin went over the old business item of the imbalance in the Tax Escrow account brought to light in the 2010 year end audit and the required accounting entry in order to balance the account suggested by Ron Martin, CPA.

**Motion** was made by President Ronald Schweighardt to approve the accounting entry to debit \$64,205.00 from the Tax Escrow account and credit same to the Operating Account.

Motion seconded by Vice-President Hurshellene Beamer.

The motion passes unanimously.

Manager John Boutin presented the Board with proposed changes to the Management Contract for consideration and approval. The proposed changes are to add to the contract that Gulf Eastern Property Management, Inc, Licensed Real Estate Broker shall have the exclusive right to sell the Association and Owner timeshare unit weeks and that in rental transactions the owner of the rented unit weeks would incur a 3.5% credit card discount charge if a renter paid by credit card instead of Gulf Eastern Property Management, Inc.

**Motion** was made by President Ronald Schweighardt to approve the proposed addition regarding unit week sales and the change regarding credit card discount charges to the Management Contract with Gulf Eastern Property Management, Inc. and said addition and changes are to be effective as soon as legally allowed.

Motion seconded by Assistant Secretary Michelle Watson.

The motion passes unanimously.

**Motion** was made by President Ronald Schweighardt to adjourn the meeting at 4:30 P.M.

Motion seconded by Mrs. Hurshellene Beamer.

The motion passes unanimously.

Respectfully submitted,

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Mr. John Boutin, Secretary  
Windjammer Condominium Association of  
Lauderdale by the Sea, FL, Inc.