

FINAL

**RIVER PLACE EAST  
BOARD OF DIRECTORS MEETING  
WEDNESDAY, JULY 20, 2011**

<b>Present:</b>	Mr. Hiranya Maru	Vice-President
	Ms. M.J. Schmelzer	OA Representative
	Mr. Jeff Walyus	Director
	Mr. Brian Fredericks	Director
<b>Not Present:</b>	Mr. Rob Vignato	President
	Mr. Harry Lawrence III	Secretary
	Ms. Carol Jackson	Treasurer
<b>Management:</b>	Mr. Andre Baker	Building Manager
<b>Others:</b>	Sarah Tyson	Recording Secretary, MBM

**I. CALL TO ORDER:**

Mr. Maru called the meeting to order at 6:06 p.m.

**II. SHAREHOLDER PARTICIPATION:**

There was no shareholder participation.

**III. APPROVAL OF MINUTES:**

**MOTION:** Mr. Maru moved, Ms. Schmelzer seconded, to approve the June 15, 2011 minutes as presented. The motion passed (3-0-1) with Mr. Walyus abstaining.

**IV. OFFICER'S REPORT:**

**PRESIDENT'S REPORT:**

The Board discussed the procedures for handling delinquencies. Mr. Fredericks asked Mr. Baker to contact all accounts that are delinquent more than ninety (90) days.

**TREASURER'S REPORT:**

There was no Treasurer's Report.

**OA REPORT:**

There was no OA Report.

**MANAGEMENT REPORT:**

Mr. Baker provided a written report for the Board.

**ENGINEER'S REPORT:**

Mr. Baker stated that the air conditioner is working.

**INCIDENT REPORT:**

There was no report.

**FINANCIALS:**

The Board discussed the June Financials.

**V. ACTION ITEMS**

There were no Action Items.

**VI. NEW BUSINESS**

There was no New Business.

**VII. SALES**

- 405: Rose Marie Marketos – John Shields
- 406: Geoffrey Rubin (living trust) – Karen HSU
- Brian & Glenda Fredericks to Brian & Glenda Fredericks Living Trust

**MOTION: Mr. Maru moved, Ms. Schmelzer seconded, to approve the transfer of Unit 405, Unit 406, and Brian & Glenda Fredericks' Units to the Brian & Glenda Fredericks Living Trust. The motion passed (3-0-1) with Mr. Fredericks abstaining.**

**VIII. OLD BUSINESS**

There was no Old Business.

**IX. NEXT BOARD MEETINGS**

Wednesday, August 17, 2011 – Board Meeting  
Wednesday, September 21, 2011 – Board Meeting  
Wednesday, October 19, 2011 – Board Meeting

*The recording secretary was excused at 6:50 p.m.*