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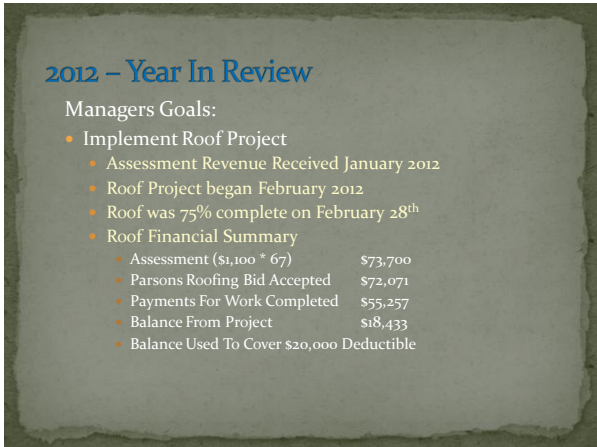
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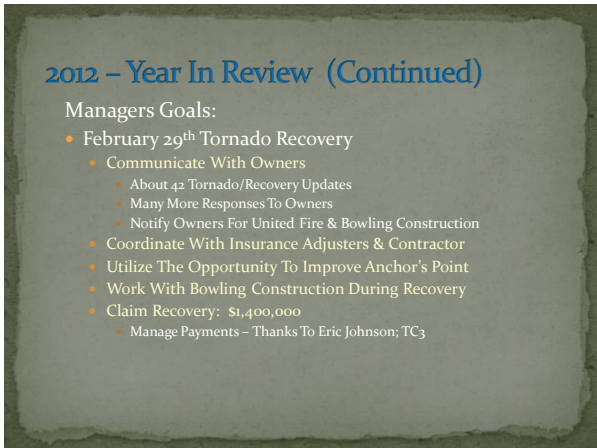
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**2012 – Year In Review (Continued)**

Managers Goals:

- Improvements & Tasks
  - Utilize The Opportunity To Improve Anchor's Point
    - New Exterior Colors
    - New Parking Lot Fencing
    - New Reflective Curb Stops (Fence Protection)
    - Owner Survey & Development Of Exterior Standards
    - Parking Lot Sealing & Striping
    - Identify Other Maintenance Items
      - Repaired Water Leaks
      - Deck Headers / Handrails
  - Waste Treatment Plant Improvements
    - APCOA Presentation to City Board of Alderman on June 19<sup>th</sup>
    - Installation of Odor Neutralizer Mist Dispenser
  - Long Term Relationship With Bowling Construction
    - Periodic Structural Inspections & Repairs

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**2012 - Financials**

- 2012 Budget
  - Assessment of \$1,100 Per Unit For New Roofs
  - 2012 Expenditures Adjusted For Tornado Shut-Down
  - Maintenance Fees Reduced By 50% for 2<sup>nd</sup>, 3<sup>rd</sup>, & 4<sup>th</sup> Quarter
  - 2012 Expenses Still Difficult To Project
- APCOA Liability To Kimberling Inn
  - Liability Traced Back To At Lease 1996 (15 Years)
  - By-Laws Allow Remedies To Be Imposed At Any Time Through Assessment Or Maintenance Fee Increase
  - Taxes Paid In Prior Years Reduced Liability To KI By \$40,306
    - 2010 Liability \$69,331.41      2012 Liability \$29,025.41
- Continuing Examination Of Previous Year Financial
  - Board Has Identified Non-APCOA Expenditures
    - Submitted To Kimberling Inn

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**2013 - Financials**

- 2013 Budget Review
  - No Increase In APCOA Quarterly Maintenance Fees
  - APCOA Initiates Own Insurance Policy
  - Reduction In Cable Television Service
  - Increase In Trash Service (Allied Waste Quote)
  - Proposed Internet Service Included In Budget
  - Reserve Improvement Account Funded At \$4,024
    - Improvements In Conjunction With KI & Timeshares
  - Reserve Contingency Account Funded At \$4,024
    - Contingency Funds For Unanticipated Expenses or Improvements

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### 2013 Budget Summary

Category	2012 Budget	2013 Budget	2013 % Chg	2013 Unit Cost (Avg)
<b>Revenue</b>				
Maintenance Fees	\$119,700	\$119,700	0.00%	\$1,786.65
<b>Expenses</b>				
Business	\$ 3,720	\$ 3,720	0.00%	\$ 55.52
Maintenance	23,316	23,316	0.00%	348.00
Purchased Services	84,616	84,340	-0.33%	1,258.81
Reserve	8,048	8,324	3.32%	124.24
<b>Summary</b>	<b>\$119,700</b>	<b>\$119,700</b>	<b>0.00%</b>	<b>\$1,786.57</b>

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- ### Repairs & Improvements
- Structural Repairs
    - Deck Headers 3 - 4 Spans Identified
    - Supports On Stairwells Identified
  - Improvements
    - Handrails

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- ### APCOA Insurance Coverage
- What The APCOA Insurance Covers
    - The Building Structure
    - Mechanical - Heating/Air Conditioner / Water Heater
    - Duct Work / Wiring / Pipes
    - Drywall / Paint
    - Floor / Flooring
    - Cabinets / Tubs & Showers
    - Appliances
    - Personal Liability On Common Areas
  - What The APCOA Insurance Does Not Cover
    - Personal Contents
    - Displacement Lodging Costs
    - Lost Revenue
    - Personal Liability Inside Unit

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### Wireless Internet Service

- MediaCom Proposal For Wireless Internet Service
  - Each Unit Provided A Cable Modem With Wireless Router
  - Each Wireless Router Will Be Secure & Password Protected
  - Download Speed Rated At 12 MBPS By MediaCom
  - Each Unit Will Have Connectivity Guide With Support Contact
  - User Would Connect Via Router Name & Password
    - AP400 / Password
  - User Support Through MediaCom Business Support
    - Telephone Support 24/7
- Cost Summary:
  - On-Going Monthly Charge \$19.95/Unit \$16,040/Year
  - Cost Guarantee For 5 Years
  - Included In Current Maintenance Fees
  - Cable Modem/Wireless : Included
  - Installation & Set-Up : Included
  - User Support Services : Included

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### APCOA By-Law Change Article Six - Section 6.4

- Amend APCOA By-Law For Reasonable Standards
  - By-Law Currently Have Very Restrictive Exterior Standards
  - No Enforcement Of Exterior Standards
  - Owners May Have Violated By-Laws And Not Known
  - New Products Have Been Developed
- Revised Standards
  - APCOA Surveyed Owners For Direction
  - Balance Consistent Appearance & Allow Reasonable Exterior Usage For Owners
  - All Exterior Items Added Are Owner Responsibility - Not APCOA
  - APCOA Will Only Replace Standard Items
    - Storm Doors
    - Welcome Signs
    - Deck Decorations
    - Blinds Between Windows
- Board of Managers Recommends Approval
  - Revision Allows Owners To Personalize & Improve Unit Without Drastically Changing The Consistency Of Anchor's Point Appearance
- Vote Of Membership

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### APCOA Web Site

- Web Site Proposal
  - Cost Less Than \$200.00 Per Year
- Contents:
  - By-Laws
  - Newsletters
  - Budget / Financial Information
  - Projects & Improvements
  - Member Blog (Message Board)
  - Photo Albums
- Access
  - Direct Through Search Engine (APCOA Domain)
  - Link From Kimberling Inn
  - Both Public Screens & Secured Member Only Screens

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### APCOA Board of Manger Transition

- Leaving The Board Of Managers
  - Don Gish Thanks For Your Service To The APCOA
- Welcome To The Board Of Managers
  - Everett Isaacs Welcome Aboard

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### Comments & Questions




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**Anchor's Point Condominium  
Owners Association**

**Thank You  
For Attending**

Next Year: Saturday; November 2, 2013

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