

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 29, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:02 p.m. Present were Pres. Kathie Heisey, Vice President Fred Sahlstrom, Secretary, Marion Geiger and Treasurer Hattie Martin. Board Members Pete Engel and Al Fassler were present via telephone conference call. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present.

Fred Sahlstrom made a motion to approve the March 25, 2010 Board Meeting and the March 25, 2010 Board Meeting with Legal Counsel Minutes as presented. This motion was seconded by Marion Geiger and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of March 31, 2010 the Association had \$28,734.11 in the Operating & Insurance accounts and \$180,313.46 in Reserves. It was reported that Accounts Receivables still remain high; however, the Association recently collected \$7,319.00 in unpaid assessments. Fred Sahlstrom made a motion to accept the Treasurer's Report. Marion Geiger seconded the motion and it passed unanimously.

Susan LaRocca presented an update on the accounts receivable and reported that two owners had recently paid all monies owed to the Association totaling \$7,319.00. She reported that Clayton & McCulloh are proceeding with collection and one owner who had been in collections for several years had finally completed their payment plan and was now current with their fees. In discussion with Legal Counsel, Sonia Bosinger had advised the Association not to disconnect the cable of those owners currently in litigation with the Association. As directed by the Board she had mailed 14 notices to owners informing them that if their accounts were not paid in full, the Association would disconnect their cable. As a result of this letter, one owner had paid the \$2,620.00 owed to the Association. Pete Engel made a motion to approve disconnecting the cable service for the following delinquent units: #214, #902, #603, #805, #508, #613, #903 & #218 and that the unit owner is responsible for the \$75.00 Disconnection/Reconnection Administration Fee in addition to any other monies owed. Al Fassler seconded the motion and it passed unanimously.

Pete Engel updated the members on the status of the Fire Alarm requirements. The Association has obtained three bids for the alarm system and may obtain one additional bid. After discussion, it was agreed that Kathie & Hattie would create a spread sheet to evaluate the bids received. One of the vendors who had submitted a bid had not attended the pre-bid conference or viewed the set up of the units, so the accuracy of their bid was questioned. It was requested that Susan contact the firm and ask them to tour the property to validate their bid. The Brevard County Fire Department had conducted another fire inspection and had submitted a new list of corrective action to be taken by the Association. Susan had already contacted the Fire Alarm monitoring company for the Clubhouse to update the logs, Bluebell to perform the necessary landscaping corrections and Wiginton Sprinkler to evaluate and submit a quote for the repairs of the fire sprinkler system. It was agreed that in-house Maintenance could paint the unit numbers on the back side of each unit, paint the riser and work on several of the other items cited. The Manager will provide the Fire Department with the requested letter on the testing of the exit

lights and request information from the Fire Department on the requirements for the light-weight truss signs and unit numbers on the back side of the buildings.

Susan LaRocca updated the membership on the status of the roof warranty claim. She reported that Jason Duff has turned several shingle samples over for an expert opinion on the deterioration through the law firm of Platt, Jacobus, Fielding and Ville.

The Board had requested that Jane Hamilton provide a quote to paint Unit #502, so that the Association can get it ready to be rented. The Board thanked Jane Hamilton for the quotes; however, after discussion it was agreed by consensus that in order to reduce costs to the Association the work would be performed by in-house Maintenance with a completion target date of June 1st.

It was reported that due to a resident's negligence, the sprinkler system in Unit 612 recently went off causing water damage to that unit as well as the unit below. It was discovered that the owner did not have the required insurance. After discussion, it was agreed that the Association would send out letters requesting copies of each owner's insurance policy as required by Florida Statute 718. Susan suggested that this letter be sent out with the recently passed amendments to all owners.

After discussion, it was agreed that the Association would send out a newsletter updating the membership on the Board's accomplishments over the past year and updating them on current Board activity. Susan suggested that an article be placed in the newsletter reminding owners of the insurance requirements.

Susan reported that she had received a complaint regarding a broken gutter above Unit #317 and requested authorization to contact a gutter company to make the repair and request a quote to clean out the gutter downspouts. Marion Geiger made a motion to authorize the Manager to have the gutter repaired and obtain a quote to clean out the gutters. Fred Sahlstrom seconded the motion and it passed unanimously.

With no further business to be conducted, the meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Susan D. LaRocca, Association Manager
For the Board of Directors
Garrett's Run \ A Condominium