

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
AUGUST 30, 2007 – 6:17 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Jane Hamilton called the meeting to order at 6:17 p.m. with V.Pres. Marion Gieger, and Secr. Cathy Griffith present. Treas. Kathy Hiesey was unable to attend. The quorum was met. Seventeen home owners were present, along with 5 representatives of our new management company, Space Coast Property Management of Brevard.

Marion moved to accept the minutes of 7/26, Cathy seconded the motion and the motion was approved.

Kevin Marrs, SCPM manager, reviewed the treasurer's report. The board discussed several issues and management will continue to look into those who are behind in their payments. Cathy moved to file the report, Marion seconded the motion, and the motion was approved.

Bob Rondinone presented the report for the maintenance committee stating that the decorative board around all buildings was rotted and needed to be replaced. Also many of the stairs to the upper floors are in need of repair. Kevin M. offered suggestions and will have a report for next meeting. Jane moved to have Kevin look into the condition and replacement of trim and stairs, Marion seconded the motion and the motion passed. (Jane reported that Steve Marx has done work on the stairways in the past.) Bob also asked for a yearly schedule for regular maintenance of our buildings, and Kevin M. said he intends to build a plan to cover the care of our buildings on a regular basis.

Jane introduced members of SCPM. Kevin Marrs is general manager. Michelle Walter, our internal administrator will spend 15 hours on property, Susan LaRocca, our CAM will spend 3 hours on property, James Fegan our maintenance will spend 30 hours on property, and we will have a janitorial staff for 10 hours a week. Ray Jarvis will over-see the property maintenance. SCPM has a staff with training in many areas, and if a job can be done in house, it will be handled in house. Kevin said all staff will be wearing shirts with the logo, SCPM, so residents recognize them.

Kevin hopes to get to know the residents, and hopes the residents will call on his staff if they have questions. He feels we have a great property here with all the amenities, and he feels we should take advantage of them for social activities, inviting the renters to the socials. -- Ray promised coffee & donuts at the next meeting. –

Kevin introduced 2 letters to be sent to all home owners. The first is a letter for 'compliance of existing recorded instruments'. The second is in regard to 'lease copies needed for applicable units'. The home owners will have 30 days to present a lease copy to SCPM.

The proposals from tree trimmers were presented and the board accepted the bid from 'Sunstate'. Cathy moved, Marion seconded, the motion passed. The board requested that management walk the property to determine if there were any other trees requiring trimming that were not already marked.

Several bids were presented from landscapers; Jane moved to accept the bid from "Barrett's, Marion seconded the motion and the motion passed with the stipulation that they agree to the adjusted contract written by SCPM. They are to start work on Oct. 1.

We still have questions about our insurance rebate and Kevin will look into it and report back at next meeting.

We still don't have an answer about funds from the car wash, and Michelle will look into that for us.

Jane apologized for the changed meeting date, but the board will continue to have board meetings at 6:00 p.m. on the 4th Thursday of the month. November date has to be changed due to Thanksgiving, to the 5th Thursday of Nov. 29, 2007.

The subject of reserved parking spaces came up again, and Kevin will review our DOCS to report next month.

Cathy asked if the 'maintenance request forms' were still to be used; Michelle reported that she is making new ones.

Our next meeting will be Sept. 27, 2007. Come for coffee & donuts presented by SCPM and get to know our new management company.

Respectfully submitted

Catherine Griffith
Board of Directors Secretary
Garrett's Run\