

**Garrett's Run Condominium Association
Minutes of the Board of Directors' Meeting
Wednesday, March 26, 2014**

Call to Order/Establish Quorum of Directors: President Kathie Heisey called the meeting to order at 7:20 pm in the clubhouse at 7900 Greenboro Drive. Board Members present were: President Kathie Heisey, Vice President Peter Engel, Treasurer Hattie Martin, Secretary Angelo Laviano, and Director Lucia Kirkpatrick. In attendance by speakerphone were: Directors Al Fassler, David Tarantelli, and soon to be Board member Traci Neiderritter. A quorum was established. Lynn Hiott and Michelle Davis with Reconcilable Differences were present. Unit owners in attendance were: Pat Engel, Ken and Barb Snella, Peter and Pat Cassese, Cathy Griffith, Rita Valentino, Rima Laviano, Stacy Pregartner, Terry Vazquez and Harry, Anthony and Loretta Rossetti, Lee Jones, Carmen Vastola, Chelsea and Charles Link, and Judy Schneider.

Approval of the Board Meeting Minutes of February 26, 2014: Al made a motion to approve the minutes as written. David seconded the motion and it passed by unanimous voice vote.

Financial Report:

Hattie Martin reported that as of February 28th, the operating account at Sunrise bank showed a balance of \$ 100,642.72. This includes \$20,000 in prepaid assessments and \$45,000 earmarked as 2013 special assessment for NAC, so there is actually only about \$36,000 in the operating account. Sunrise Bank reserve balance is \$192,719.08 and FBC (Florida Bank of Commerce) reserve balance is \$125,368.65 for a total reserve fund of \$318,087.73. Accounts Receivables is at \$89,767.72 with \$1,300 still owing on the special assessment, by foreclosure units that have not paid. We have \$67,364 already expensed for bad debts as the accountant recommended last year. Peter made the motion to accept the financial report as stated, Lucia seconded the motion and it passed by unanimous voice vote.

Collections: Lynn reported that the foreclosing bank for unit 108 has paid what was required of \$1,212.12 and the association had to write off to bad debt a total of \$2,288.51. This account now has a mortgage company that is responsible for monthly assessments from this point forward. Unit 603 has been paid in full. They paid \$21,824.28 in past due assessments and the association had to write off a debt of \$9,480.96, but again, this unit now has a new owner who is paying their monthly assessments.

Lynn reported that since 2011 when management took over, the association has been able to rent out foreclosed units and have collected total rents of \$39,043. This allowed us to pay down the accounts receivables while still covering current assessments. The monthly amount of rent that is collected is \$2,650. Out of that amount, \$1,675 goes towards the current monthly assessments and \$975 each month goes to pay the receivables down. Lynn reported that should all the units continue with the mortgage foreclosures and they paid the maximum amount that could be allowed we would have to write off to bad debt of a maximum of \$53,607.97 and we have over \$67,000 in bad debt allowance.

Further update on specific units: Units 104 and 105 are continuing with our association foreclosures, Unit 510 has now been rented by a single man “as is”. Unit 808 and 709 have been foreclosed on by the mortgage companies and we are awaiting payment from these banks. Unit 306 is still ongoing with the mortgage foreclosure.

Unfinished Business:

- **Stairwell Repairs update:** Lynn reported that there was a meeting held just before our Board meeting with General Contractor NAC and Engineer Jim Emory. To date, NAC has billed \$41,226 of the \$113,000 contract for stairwell repairs. We have repaired 9 stairwells and the clubhouse stairwell. They are working on another stairwell as an emergency repair. There is approximately \$15,000 left in the contract and NAC wanted to know if another stairwell should be done. The Board, NAC, and our engineer felt that the remaining stucco should be removed from the other 39 stairwells so that a detailed report could be given and the engineer could recommend which stairwells were in desperate need of repairs immediately. Once the stucco is removed and the engineer completes his report, NAC will replace the stucco with the sand colored vinyl to enclose it and new lights will be installed. It was suggested that another \$13,000 would be needed to be on top of the \$113,000 contract. However, once the vinyl is in place, all the stairwells will have a uniform look. Angelo made the motion to move forward with removing the remaining stucco and replace with the vinyl to ensure a report is given to record which stairwells are in immediate need for repairs. He also included that Michelle should seek information on a line of credit with Sunrise Bank, to find what the interest rate and payments would be if we needed to complete the repairs this year. Lucia seconded these motions and all were in favor. Michelle will report at the annual meeting about the line of credit.
- **New Rule for Insurance Verification for new tenants:** Peter read the “Board Made Rule regarding insurance” and Lynn verified that the rule was sent to all the owners in the 2nd notice of Annual meeting package. This rule will be discussed and adopted at the next Board meeting. The rule stated that a unit owner must send in proof of liability insurance on their unit prior to a tenant application being accepted.

NEW BUSINESS:

- **Parking Decals/Visitor issues:** Peter reported that there was some concerns about visitor parking and vehicles being unmarked in these areas. Peter would like to have Visitor passes ordered that an owner can give to the visitor to identify which unit they are visiting and request that the visitor parking their vehicles will have to have this showing to identify them. The concern seems to be that there are vehicles that are continuing to park day after day and do not display anything in their windows. Peter has given Lynn some wording to use in the Rules and Regulations. However, several Board members felt that this topic should be discussed at the annual members meeting.
- **Notice for Landlords and Realtors:** Lynn reported that this notice was sent to all owners in the 2nd notice of Annual meeting package. All of the Board members approved the letter. Lynn will send this out to all known realtors within Garrett’s Run. This letter will also be posted on the website as well.
- **Slab Leak in a unit:** Lynn reported that an owner brought in a bill from their plumber showing that his unit had a slab leak and it was repaired. The Board

questioned if the association was informed prior to the work being completed and this was not the case. Angelo made the motion to cover half of the charges for the slab leak due to the association not having firsthand knowledge and allowing the association plumber to review the issue. Peter seconded the motion and it passed by unanimous voice vote.

- **Fire Sprinkler Contract:** Lynn requested that this be tabled for next meeting as bids are still outstanding and have not been received to date.
- **Annual Meeting:** Lynn reported that the 2nd notice of Annual meeting was mailed to all owners with a proxy to return. She reminded everyone that we needed all proxies to be returned to allow us to have a quorum. There will be two guest speakers at this annual meeting. Bright House is attending to discuss possibly adding internet to the bulk cable contract and they are also supplying all the refreshments. The second guest speaker will be discussing dry wood termites and what type of protection is needed and why the association is in need of this.

Manager's Report: Lynn reported that a letter was found taped to the mailboxes outside, on the community bulletin board, and left in the clubhouse by a disgruntled owner. This owner has continued to harass the Board and management with her lies and nothing she states in the letter is truthful. She is disgruntled because she cannot pay her monthly assessments and the association has started legal proceedings to foreclose her unit and it was voted in another meeting that her amenity rights have been suspended. Lynn stated that she would send this to our legal counsel again. Legal has already sent her a "cease and desist" letter, however she continues to ignore this and continues to harass, slander, and defame the Board and RDI. All of the Board members were in total agreement to send this to the attorney for aggressive action. Lynn then reported that a unit within the complex has been having issues with roaches. Massey Services has been out on several occasions to spray and treat, but it has not stopped the problem, due, in part to the neighboring unit refusing treatment. Lynn will discuss options with legal counsel to move forward with neighboring unit. .

Owner Input: An Owner stated that across from the 700 building in the dog walk area (behind the NAC trailer) there are areas that appear to be sinking and are tripping hazards. Also they noted that it is very dark back there and considering this is a dog walk area, asked if lights could be placed in this area. Lynn stated that she would have our irrigation specialist look at the sinking holes and she would also obtain bids for adding lights in that area.

The next Board Meeting was not scheduled for April because a new Board will be in place after the Annual meeting on April 5th, so we will wait for them to agree on a date at the next meeting date.

Adjournment:

There being no further business to discuss, the meeting was adjourned at 9:15 pm by Kathie Heisey.

Respectfully Submitted,
Lynn Hiott, CAM #35322
Reconcilable Differences, Inc.