

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
December 4, 2008 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:02 p.m. with V. Pres. Fred Sahlstrom and Treas. Alex Schneider present in person. Board Members Pete Engel and Al Fassler were present via speaker telephone conference call. The quorum was met. Pete Cassese was absent. Susan LaRocca of Space Coast Property Management of Brevard was present.

Fred Sahlstrom made a motion to approve the minutes of the October 30, 2008 Board Meeting as presented. Alex Schneider seconded the motion and it was unanimously approved

Alex Schneider presented the Treasurers report. He reported that as of October 31st, the Association was functioning in the black with Assets of \$186,811 which includes Reserves in the amount of \$134399 and Accounts Receivables in the amount of \$30,842. It was noted that SCPM is actively working on collection of outstanding balances and was working with owners to resolve any accounting issues. Fred Sahlstrom moved to accept the report, Al Fassler seconded the motion and the motion was approved.

Jane Hamilton reported that as Chairperson of the Maintenance Committee, she had met with SCPM Management on open maintenance issues. She reported that a maintenance schedule and work order log had been established and that work was being prioritized to accommodate the available hours. It was noted that SCPM has been scheduling and adjusting their staff to accommodate the Association's finances. Alex requested that SCPM get the opening on the outside of unit #107 repaired. Susan will ask Steve Marks to provide a bid on this work. Residents of the 400 building complained about the condition of the property & the need to have the buildings pressure cleaned and the rocks/dirt pulled away from the buildings. This work will be put on the maintenance schedule & SCPM will start pressure cleaning the buildings. Susan reported that she would look into having day or hourly labor the dirt pulled away from a building as a test case to ascertain the time frame and difficulties involved in this work. Cathy Griffith noted that maintenance personnel may not have enough hours on the property to accomplish all of the needed work and additional hours may be required.

Susan LaRocca reported that she had contacted Bruce Griffey with Wean & Malchow regarding fighting the fire alarm requirements being imposed by Brevard County and that he had stated that, in view of the existing sprinkler system in all units, the Association might be able to fight the issue. She presented a retainer agreement she had received from Wean & Malchow that they were requiring prior to Mr. Griffey discussing the issue any further. After discussion, Susan was requested to ask if Wean & Malchow could represent the Association only on the fire issue and if they could give us an estimated time frame & costs in fighting the Fire Department requirements and if these legal fees were be reimbursable. Alex asked that Susan remind Wean & Malchow that they had previously been the Association's Legal Counsel and they should be familiar with the property & Governing Documents.

Susan informed the members that Jackie Stubblefield of the Fire Department had informed SCPM that the Association is close to their deadline to award a contract and pull a permit, and she had dropped off information on code enforcement procedures. It was noted that the Fire Department has not responded to the Association's request for an extension or given the Association a "deadline date".

Pete Engel again updated the members on his efforts to discuss the fire department requirements with other associations. To date, the only companies that had responded were CFS & Dyna-Fire. Kathie Heisey reported that she had contacted Sue Lee Lui from Harbor Edge to discuss their handling of the new Fire Department requirements. She was told that the property is still under construction and that Ms. Lee wasn't sure what information we were looking for.

Pete again expressed the belief that with all the existing fire prevention/alert systems already in place at Garrett's Run and given the fact that we are actively working on the issues, we can "buy some time" until all Board members can more fully investigate the requirements and compliance in January 2009. Sal Ferraro reported that he delivered "Meals on Wheels" to a condominium in the area and that he would get the name of the condominium & its contact information to determine how they are handling any Fire Department issues.

Susan LaRocca reported that the approved sidewalk repairs had been made. She noted that she would be working with the Maintenance Committee to determine priorities in repairing the sidewalks. Susan also reported that she was obtaining a quote from Steve Marks for the parking lot repairs.

Susan LaRocca presented two Landscape quotes that had been received for the landscape contractor to be responsible for the landscape services, fertilization, weed control & irrigation. She informed the Board that Barrett's had submitted a quote for the landscaping services. It was noted that the grounds are not being properly maintained.

Susan LaRocca presented bids from two companies to grade & sod the trench area behind the 900 building to alleviate safety issues. Alex Schneider made a motion to approve the bid from Paradise Lawn & Landscaping and authorize expenditure not to exceed \$650.00 to perform the needed work behind the 900 building. This motion was seconded by Al Fassler and passed unanimously.

The Manager informed the Board that the roofing company had been requested to provide picture of the issues cited in their report and repair a roof issue in the 400 building. The company is trying to schedule the work. Additionally, she will ask the roofing company to look at the area where the downspout connects on the 600 building to ascertain if they could affect the repair of the downspout or if a gutter company needed to be called.

Alex Schneider, Al Fassler and Susan LaRocca had begun preliminary preparations on the 2009 Budget. After reviewing the information provided by the Manager on existing contracts and proposed increases, a proposed budget had been prepared for consideration. After discussion regarding various increases and the increased reserve funding to address the fire issues by the year 2014 which represent an increase in the monthly assessment from \$217.00 to \$257.00, Pete Engel made a motion to approve the Proposed 2009 Budget

as presented to be mailed to the owners prior to the meeting at which the Board will vote to approve the budget. This motion was seconded by Alex and passed unanimously.

Scott Tilley requested that the drywall repairs to his unit #509 be done by a professional drywall contractor. After discussion, it was agreed that SCPM maintenance would perform the repairs in the timely and professional manner.

With no further business to be conducted, Pete made a motion to adjourn the meeting, Alex seconded the motion and it passed unanimously. The meeting adjourned at 9:10 p.m.

Respectfully submitted,

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