

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 25, 2008 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:00 p.m. with VP Fred Sahlstrom, Treas. Alex Schneider and Board Member Pete Engel present in person. Board Member Al Fassler was present via speaker telephone conference call. The quorum was met. Pet Cassese was absent. Thirteen homeowners and Susan LaRocca of Space Coast Property Management of Brevard were present.

Kathie Heisey announced that Jennifer McKee-Acevedo submitted her resignation from the Board effective July 20, 2008, there was a vacancy on the Board of Directors and requested any interested Board Member volunteer to serve as Secretary for the Board.

Fred Sahlstrom made a motion to approve the minutes of the May 22, 2008 Board Meeting as presented. Pete Engel seconded the motion and it was unanimously approved

Alex Schneider presented the Treasurers report. He reported that as of September 10th, the Association was functioning in the black with Assets of \$174,891 which includes Reserves in the amount of \$126,108, Accounts Receivables in the amount of \$24,620, and Retained Earnings of \$65,626. The Manager provided a reserve breakdown reflecting the current reserve fund balances. Fred moved to accept the report, Pete seconded the motion and the motion was approved.

Kathie Heisey announced that the Board would be restructuring the Maintenance Committee to a working committee which would participate in, at a minimum, monthly walks with representatives of the Management Company to note areas that need attention and would recommend preventative and required maintenance projects. She noted that prior to leaving office, Jane Hamilton had volunteered to assist the Board in any way possible and that since her background and stated interest was in maintenance, with the Board's concurrence she would ask her to serve on, and possibly chair, the Maintenance Committee. The Board agreed by consensus. Pete Engel, Fred Sahlstrom, Teresa Vasquez and Cathy Griffith volunteered to serve on the Committee.

Susan LaRocca presented to the Board a new Work Order Log that was being implemented to log in the receipt of a work order and track it through until the required work is completed and noted. Additionally, she presented a draft Maintenance Schedule which reflects daily, weekly, quarterly and special project to be completed by Maintenance personnel. Susan noted that this document will be regularly revised to accommodate the property's needs. The Manager informed the Board that maintenance personnel continue to work on routine or preventive maintenance to work on the severely deteriorated stairwells/landings, on the irrigation system and completed as work as required by the recent fire inspection. Pete Engel requested that SCPM place cautionary/hazard tape across the swale area recently created behind the 900 building to mark the recent repair and that they expedite completion of this work. Susan reported that she was working with the insurance company regarding reports of water intrusion at three (3) units and that repairs to the pool recliners have been completed.

Kathie Heisey updated the members on the status of the steps taken by the Association to comply with the requirements of the Brevard County Fire Department as cited in their April 23, 2008 violation. She noted that the fire alarm panel in the Clubhouse has been certified and a log provided, fire extinguishers have been installed on the exterior of the building, Wigginton has made the necessary repairs to the sprinkler systems, so that it can be certified, the Association is obtaining bids to monitor the sprinkler system in all 9 residential buildings and three quotes have been obtained for the monitoring of the sprinkler systems in all buildings & installing fire alarms in the six buildings with over 12 dwelling units.

Kathie informed the members that the Association has been in correspondence with the Fire department, requested an extension of time to get the work accomplished, that the Fire Department has informed us that we are close to their deadline to award a contract and pull a permit, so the Association has requested an additional extension of time. The three (3) bids for the installation of the fire monitoring equipment were included in the Board package for review & discussion.

Pete Engel informed the members that he had contacted each of the three (3) companies that had submitted bids for this work and asked for the names of other Associations, managed by companies other than Space Coast Property Management, being made to comply with the same types of requirements. He reported that Reps listed on each bid were contacted via phone and asked to send me a) names of condos/apartment complexes where the required system is being or has been installed; b) the name of a contact person at the location; and c) the timeframe allowed by the Fire Department. Each rep said they would gather the requested information and send it to him in NY. To date, the only rep that has responded via phone is David of Dyna-Fire. He provided the following:

- 1) The Landings in Cocoa Beach
- 2) Driftwood Villas in Cocoa Beach
- 3) Harbor Edge - 1121 E. New Haven Ave., Melbourne.
Contact person is Sue Lee Lui, telephone number - 321-795-8011. (Perhaps a Board member can contact her to see how they have dealt with the issue.)

Pete informed the Board that when he receives any additional information from the other companies he will forward it to SCPM. It should be noted that at The Landings a rep indicated that perhaps they moved too quickly in adhering to the Fire Code. They have since learned that the Fire officials are not aggressively enforcing compliance and that several condo associations have fought the requirements and won. The rep also supplied the phone number of a law office in Orlando that has successful in fighting Fire Code issues impacting condos - 1-800-895-WEAN.

Pete expressed the belief that hopefully, with all the existing fire prevention/alert systems already in place at Garrett's Run we can "buy some time" until all Board members can more fully investigate the requirements and compliance in January 2009

Alex Schneider distributed an article published by Joe Adams with the law firm of Becker & Poliakoff, regarding 2003 legislation on a condominium association's right to delay retro-fitting compliance until 2014 and vote to Opt-Out of any retro-fitting requirements. He suggested that the Association obtain legal counsel regarding fighting the requirements of the Brevard County Fire Department.

Susan LaRocca presented quotes from two licensed & insured companies to repair the parking lot drainage issues in front of the 700 & 800 buildings. Both companies have also provided quotes to grind or cut & re-pour the raised sidewalks at the two most severe areas which are tripping hazards. After discussion, the Board agreed to take the issue under consideration.

It was agreed to table the new signature cards until all Board Members were present to execute them.

The Manager informed the Board that the roofing company had completed the quoted repairs to inspect all roofs/ridge vents/soffits on all buildings on property, replace vent plugs as necessary and provided a detailed report on the condition of the roof for each building. Susan was asked to obtain pictures from the roofing company of the issues being cited in their report. Alex Schneider requested that the Manager contact Bud's Roofing for any required repairs, since they had guaranteed the roof for life of the shingles. Additionally, he requested that Susan obtain an estimated roof replacement cost. It was requested that SCPM repair the downspout on the 600 building that had fallen off and that they clean out the downspouts.

Susan LaRocca informed the Board that Barrett's has been put on notice regarding the condition of the property, the landscape contract is expiring and that she had prepared a bid package to obtain quotes for these services (copies of the proposed bid package were given to the Board). Additionally, she raised the issue of the need to thin out/trim the trees on the property to provide more sunlight to the landscape areas in the middle of the community and suggested that the fertilization/insect control contract also be re-bid to provide better service.

Alex Schneider, Pete Engel and Susan LaRocca had begun preliminary preparations on the 2009 Budget and volunteers were requested for the 2009 Budget Committee. Fred Sahlstrom volunteered to serve on the Budget Committee, Pete Engel agreed to ask Al Fassler to serve on the Committee and it was requested that Susan LaRocca ask former Board candidate, Jean Beck to serve on the committee.

Pete Engel requested that the Manager obtain a written statement from Massey regarding the existing termite system and whether the Association is covered for the new breed of "Super Termites".

With no further business to be conducted, Kathie made a motion to adjourn the meeting, Pete seconded the motion and it passed unanimously. The meeting adjourned at 8:45 p.m.

Respectfully submitted,

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