

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MARCH 27, 2008 – 6:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Jane Hamilton called the meeting to order at 6:03 p.m. with V.P. Marion Gieger, and Sec. Cathy Griffith and Treas. Kathy Hiesey present. The quorum was met. Thirty-one homeowners were present, along with representatives of our management company, Space Coast Property Management of Brevard.

Jane Hamilton moved to accept the minutes of January 31, 2008 Board Meeting as presented. Cathy Griffith seconded the motion and it was unanimously approved

Susan LaRocca reviewed the treasurer's report. The Board discussed the accounts receivables and it was noted that we were still experiencing problems having the bank statements mailed to the Management Company. Kathy moved to accept the report, Cathy seconded the motion, and the motion was approved.

It was requested that the following items be tasked to SCPM maintenance: 1) rake the leaves and other materials away from foundations; 2) repair the street sign by the 900 building; 3) check & paint all stairs/steps after fixing or replacing (500 & 800 buildings) r) clean all light globes (particularly on landings & at the entrances) 5) label all electrical rooms; 6) label all air handlers; 7) survey the property and make a list of all areas needing attention (i.e. grass in front of 700 Building); 8) clean out all grates in parking lots (particularly by dumpster by 400 & 100 building); 9) work on fire inspection & sprinkler inspection repairs and 10) check on cutting tree next to 400 building (notify owners of tree cutting schedule before work is started).

Susan LaRocca reported that as a result of the final demand letter sent to Ameri-Serv, Inc. – South, SCPM had been contacted by the current owner of the car wash equipment (Smartwash, Inc.) regarding establishing a relationship with the Association and executing a contract. After discussion, it was agreed that the Manager should contact Smartwash, Inc. and negotiate a one-year contract with the Association receiving a 25% commission. If the car wash/vacuum vendor agrees to these terms, Jane Hamilton moved that the Association approve and executes a one (1) year contract with Smartwash, Inc. Marion Gieger seconded the motion and it passed unanimously. .

Susan LaRocca informed the Board that she had confirmed that the current quote to re-key the clubhouse, pool and tennis/racquetball courts with a master key and make copies of the key for the Owners with Lacey's Lock Service, Inc. is still valid. It has been decided that the re-keying provided the Association with an opportunity to get an accurate listing of the owners & occupants of the units, because Owners would have to fill out an information sheet, come to the Office and sign for a new keys – **no keys would be given to tenants.** It was agreed that each Owner will get two (2) keys at no cost; however, if an Owner wants to purchase an additional key, they would have to pay \$50.00 for the key in accordance with the Association's Governing Documents. Susan had prepared sample mailout packets, which included a cover letter, information sheet and a form to be executed by the Owner to hold their replacement keys or mail the keys. After a review of the forms and discussion, Cathy Griffith made a motion to authorize the Manger to send out sample packet #1 to all owners and schedule the re-keying of the clubhouse, pool and tennis/racquetball courts, provide two (2) keys to each Owner and implement the above-described system to obtain the necessary information from each Owner. Kathy Heisey seconded the motion and it passed unanimously.

Jane reminded everyone of the upcoming Annual Meeting on April 5th and informed the audience that to date, four (4) owners had volunteered to serve on the Board and that an amendment to the Governing Documents had been placed on the Agenda for the Annual Meeting to be voted on that would reduce the amount of votes necessary to amend the Documents to a majority of those present at a duly called meeting of the membership. Board members were telephoning & knocking on owners doors in an attempt to ensure passage of the amendment. The Board discussed increasing the number of Board members in 2008 from 5 members to 7 members.

The Manager updated the Board on the costs incurred to repair the Horizon treadmill and the cost of additional repairs to this equipment. Susan had obtained a quote in the amount of \$2,277.94 from Commercial Health & Exercise Equipments for a commercial treadmill, which included a 3 year warranty on parts & labor. After discussion, the Manager was requested to obtain at least 2 other bids for the purchase of a new commercial treadmill.

Space Coast Property Management has offered to host a BBQ for Garrett's Run at which they would provide the hot dogs, hamburgers, buns & condiments and the owners would provide drinks and side dishes. After discussion, it was agreed that the Garrett's Run BBQ would be held on either April 12th or 13th, 2008 and the Manager would create a notice regarding the BBQ.

Susan LaRocca provided the Board with two quotes for the parking lot repairs. The scope of work to be performed was discussed and it was requested that the Manager request that a new bid be obtained from Asphalt, Inc. to totally remove the island and create a new parking space in that area.

Jane Hamilton updated the members on the results of an inspection by the Brevard County Fire Department and requested that the Manager follow-up on the issues raised in the inspection.

With no further business to be conducted, Marion made a motion to adjourn the meeting, Cathy seconded the motion and it passed unanimously. The meeting adjourned at 7:35 p.m.

Respectfully submitted

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