

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
APRIL 24, 2008 – 6:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Jane Hamilton called the meeting to order at 6:00 p.m. with V.P. Marion Geiger, and Sec. Cathy Griffith and Treas. Kathy Hiesey present. The quorum was met. Twenty-two homeowners and Susan LaRocca of Space Coast Property Management of Brevard were present.

Marion Geiger moved to accept the minutes of March 27, 2008 Board Meeting as presented. Cathy Griffith seconded the motion and it was unanimously approved

Jane Hamilton informed the membership that it was determined that a new Board was not elected at the Annual Meeting, since no candidate had submitted their name within the statutory time frame so that ballots could be mailed out to all of the members. After discussion, Cathy Griffith made a motion to hold a Special Annual Meeting on June 30, 2008 at 6:00 p.m. to elect Directors. It was noted that the 1st notice would be mailed by May 9th and candidates names must be received by May 31, 2008. After a discussion regarding the number of director positions for 2008, Jane Hamilton made a motion to increase the number of Director positions for the 2008 Board from 5 members to a 7 member Board. This motion was seconded by Marion Geiger and passed unanimously.

Susan LaRocca reviewed the treasurer's report. The Board discussed the accounts receivables and it was noted that we believe we have cleared up the issues of getting the bank statements mailed to the Management Company. Kathy moved to accept the report, Cathy seconded the motion, and the motion was approved. Jane Hamilton requested that Management provide her with a Profit and Loss statement reflecting monthly/annual expenditures and budget. Additionally, she requested that SCPM provide her with a reserve breakdown similar to the one provided by the prior management company.

It was requested that the following items be tasked to SCPM maintenance: 1) clean pool area deck, tiles & furniture to remove mold/mildew; 2) get bids to trim tree by the 400 building; 3) rake the leaves and other materials away from foundations; 4) check & paint all stairs/steps after fixing or replacing 5) complete labeling of all electrical rooms as required by the fire inspector; 6) survey the property and make a list of all areas needing attention (i.e. grass in front of 700 Building); and 8) work on fire inspection & sprinkler inspection repairs as required by recent fire inspection.

Susan LaRocca reported that she is working on negotiating and obtaining the 1-year contract with Smart wash, Inc. with the Association receiving a 25% commission as requested by the Board. .

Susan LaRocca informed the Board that the re-keying of the common areas (clubhouse, pool and tennis/racquetball courts) had been completed by Lacey's Lock Service, Inc. and that keys were being distributed to Owners with the submission of a completed information sheet. Owners had to sign for the new keys and **no keys were being given to tenants.**

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 three quotes for the replacement of this treadmill and the best quote was received from Commercial Health & Exercise Equipment in the amount of \$2,277.94 for a commercial treadmill, which included a 3 year warranty on parts & labor. After

discussion regarding other upcoming expenses, it was agreed by consensus to table the replacement of this equipment at this time.

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

Jane Hamilton updated the members on the results of the recent inspection by the Brevard County Fire Department, the violations issued and that the Board & Management are following-up on the issues raised in the inspection and the deadlines being imposed. These include the requirement for fire extinguishers on the exterior of the building that the sprinkler systems in each building be monitored and that fire alarms be installed & monitored in each building with over 12 units. Several homeowners express interest in contacting the Fire Department about the violations and their belief that these fire requirements were unfair.

With no further business to be conducted, Jane made a motion to adjourn the meeting, Cathy seconded the motion and it passed unanimously. The meeting adjourned at 7:25 p.m.

Respectfully submitted

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