

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
JUNE 23, 2011 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:01 p.m. Present were Pres. Kathie Heisey, Treasurer Hattie Martin and Secretary Marion Geiger. Vice President Pete Engel and Al Fassler were present via conference telephone. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present

Al Fassler made a motion to approve the April 28, 2011 Board of Directors Meeting minutes as presented. The motion was seconded by Hattie Martin and passed unanimously. Pete Engel made a motion to approve the May 26, 2011 Board of Directors Meeting minutes as presented. The motion was seconded by Al Fassler and passed unanimously.

Hattie Martin presented the Treasurer's Report for May 2011. She reported that as of May 31st, 2011 the Association had \$38,030.55 in the Operating & Insurance accounts and \$246,736.62 in Reserves. Hattie reported that the Association was operating within budget. She reported that she was working with SCPM to correct the allocation of some payments so that the reserves are correct. Marion Geiger made a motion to accept the Treasurer's Report. Al Fassler seconded the motion and it passed unanimously.

Clayton & McCulloh had not sent a Legal Status Update as of June 1, 2011. Susan presented an updated Legal Status Report that she had prepared and Aging Extended as of June 17, 2011. It was noted that although Accounts Receivables still remain high, the Board & Management continue to work with legal counsel to collect all possible monies due. The Manager presented a spreadsheet on the collection of the Special Assessment for Stairwell Gable –Fascia monies and reported that as of the date of the meeting only \$11,395.00 remained outstanding (representing 60 owners who owe either a partial payment or full payment). Susan reported to the Board that on behalf of the Board of Directors, Marion Geiger had attended the mediation with Mr. McThenny, owner of #707, which resulted in an agreement that Mr. McThenny pay the Association the sum of \$1,500.00 by July 15, 2011 and that he make a monthly payment of \$535.89 for the next 13 months in order to become current with his Association fees. As requested by Clayton & McCulloh the Board made the following motions to facilitate collection on Units #510 & 603:

- Peter Engel made a motion that the law firm of Clayton & McCulloh be authorized to proceed with the appropriate collection procedures, including foreclosure, against Deborah Archer, record owner(2) of Lot/Unit 510 at Garrett's Run COA. Marion Geiger seconded the motion and it passed unanimously.
- Peter Engel made a motion that the law firm of Clayton & McCulloh be authorized to proceed with the appropriate collection procedures, including foreclosure, against Lisa J. Wynn, record owner(2) of Lot/Unit 603 at Garrett's Run COA. Al Fassler seconded the motion and it passed unanimously.

Al inquired about the questions he had to present to legal counsel and Hattie informed him that his were the only questions and that she would submit them for response.

Kathie informed the Board that the painting of the parking lot lines were complete and Susan reported that A Affordable Signs had just completed the "VISITORS" stencil. Susan reported that Shorty had been unable to pressure wash any of the buildings because he had been completing the inventory for

turnover, performing routine & emergency maintenance – including the repair & painting of the steps at Unit #105. Hattie reported to the Board that she had attempted to locate “Blue Stone Dust” but that Home Depot & Lowes had not heard of the product, so she purchase two buckets of “Polymerc sand” & Shorty was finishing placement of the last of the sand around the pool pavers.

There was no Landscape Committee report; however, Kathie informed the Board she had gone out to pull several of the dead plants so that they could be returned for new plants under the Lowes warranty and that someone had already pulled the plants. A resident in the audience, Harry Gruenthal, stated that it was done by one of the owner of #904, had pulled the plants as a good will gesture to assist the Association and when asked if this owner would be replacing the plants – also as a good will gesture, the resident did not know. Al suggested that the Association ask the owner who pulled the plants to replace them. Kathie reminded the members that the Association had a guarantee/warranty on the plants and that if one dies, they can return it in its original container which the Association is storing to obtain a new plant and requested that they not just pull the dead plants.

Susan asked Al what he planned to do with the remaining bags of top soil & mulch. Al replied that he hoped to place the sod around the trees with exposed roots and that the mulch could be placed around the 10 palm trees and other plantings to spruce them up at a later date. Susan suggested that in order to prevent the remaining bags of top soil & mulch from being stolen, Maintenance be allowed to store the remaining bags in the racquetball court and she promised that this would be accomplished on Tuesday, June 28, 2011.

Susan informed the Board that Jason Duff Construction had started the re-roofing with the 800 building that morning. Al Fassler asked Hattie Martin to prepare for him a breakdown of the roofing contract, the costs, labor credits & shingle credits and reserve funds available.

She also presented prices that had been obtained from Lowes & Home Depot for non-skid paint for the steps and that Sherwin Williams did not have a non-skid paint product. Shorty had suggested that it could take between 3-5 gallons of paint to paint the steps of each stairwell. Al & Pete disagreed with this estimation and after discussion, it was agreed by consensus that Shorty was to purchase two (2) gallons of Lowes GL Valspar Nonskid FLR Base 4 paint at \$25.98/gallon, he was to start painting a stairwell and see whether two (2) gallons was sufficient or not.

Terri Vazquez inquired as to when the owners would be informed by the new Management Company where to mail their monthly dues and Kathie responded that the owners should be receiving a letter within the week. An owner inquired whether the Association had pressure washed any front doors because her paint was peeling off and she was told that no doors had been pressure washed. The owner was told to talk to Shorty about what to do to repaint the door. When asked, the members were told by the Board that there would be more pressure washing done & more landscaping planting in the future.

With no further business to be conducted, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

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