

**Garrett's Run Condominium Association  
Minutes of the Board of Directors' Meeting  
Wednesday, February 26, 2014**

**Call to Order/Establish Quorum of Directors:** President Kathie Heisey called the meeting to order at 7:01 pm in the clubhouse at 7900 Greenboro Drive. Board Members present were: President Kathie Heisey, Vice President Peter Engel, Treasurer Hattie Martin, Secretary Angelo Laviano, and Director Lucia Kirkpatrick. In attendance by speakerphone were: Directors Al Fassler and David Tarantelli. A quorum was established. Lynn Hiott with Reconcilable Differences was present. Unit owners in attendance were: Cathy Valentino, Brian Dougherty, Rima Laviano, Cathy Griffith, Stacy Pregartner, Josephine Meher, Ken and Barbara Snella, Pat Engel, and Peter Cassese.

**Approval of the Board Meeting Minutes and Members Budget meeting of January 29, 2014:** Angelo made a motion to approve the minutes as written. David seconded the motion and it passed by unanimous voice.

**Financial Report:**

Hattie Martin reported that as of January 31<sup>st</sup>, the operating account at Sunrise bank showed a balance of \$ 88,964.85. Sunrise Bank reserve balance is \$183,832.91 and FBC (Florida Bank of Commerce) reserve balance is \$125,344.61 for a total reserve fund of \$309,177. Our A/R is \$100,541.59 and \$1,500 is still owing on our special assessment, which are mostly foreclosure units that have not paid. We have over \$70,489.50 in allowable collectable monies that the accountant recommended last year. Angelo made the motion to accept the financial report as stated, Lucia seconded the motion and it passed by unanimous voice vote.

**Collections:** Lynn reported that unit 108 has argued with the Safe Harbor laws and will only pay us 1% of the original mortgage of \$39,000, so we will receive \$390, February and forward monthly assessments. Luckily we were able to rent the unit and should only have about \$600 to write off towards bad debt. Unit 709 has vacated the unit and I am working closely with the mortgage company to assist in the cleanout and the fumigation of the roach issues. Our pest control Massey Services will do a complete spraying of each and every unit in the 700 building on March 11<sup>th</sup> starting around 7 am. It is highly recommended that each unit have a representative available to allow entrance into the unit. Unit 603 was successfully sold and we received all monies that were due on that unit to date. Now there is a new owner who will pay monthly. Unit 601 settled his water damages with the association and we have received payment and it has cleared. Unit 918 water damages fees are still owed and our attorney is handling this case. Unit 804 will received one last demand letter for water damage fees to be paid and we will continue forward with filing a lawsuit against that owner. The association is continuing to move forward with their foreclosures against unit 104 and 105. Unit 107 received their final demand letter and we will continue forward with our lawsuit and rest assured, no tenants will be accepted until the owner pays the fees due. One last unit has a mortgage foreclosing against them, they are current with the association dues, so we will continue to monitor their account. Al asked where we will be in December with the collections. All of the Board members asked Lynn to ask Frank about the new law that went into effect as of July 2013 about the mortgages only having 1 year to settle their foreclosure or risk being fined, how does this law help

associations and how do we hold their feet to the fire regarding this new law. Lynn will report on this at the next meeting.

### **Unfinished Business:**

- **Stairwell Repairs update:** Lynn reported that there was recently a meeting with NAC and Jim Emory to discuss the plans moving forward. Jim suggested that we remove the stucco from each and every stairwell (49) and with this, the engineer will have a better understanding of what stairwells are needed for urgent repairs. Right now we are simply guessing which ones need to be done now. Lynn gave all owners notices that they must remove everything from their front porch so that the stucco could be removed. Lynn will work with Vance and next week if any items are left on the balconies, Vance will remove to the bulk area. NAC will hopefully begin removing the stucco on all the stairwells and expose the dangers. Then once we have a list of must-haves we will then seal the bottom units with vinyl. She shared a sample with the homeowners present. The cost to remove the stucco and replace with Vinyl is \$40,942. We already had \$19,200 of this accounted for in the budget with the first contract. We now need to determine if we can cover the additional \$22,000 that is needed to expose the stairwells. After this report was made, the Board agreed to not move forward with removing the stucco, as this could open up more avenues than what we were looking at. So, the Board requested to have Jim move forward with the repairs to the stairwells he feels is necessary and keep the Board informed on costs and where we are currently at regarding costs. Lynn is also getting prices to replace the lights with waterproof/bug proof lights, which will be a wonderful asset. BJ will send her prices for these.
- **New Rule for Insurance Verification for new tenants:** Tabled until the next meeting. Lynn stated that Frank is writing up a “Board Made Rule that states the Owner of the unit must send in proof of liability insurance on their unit prior to a tenant application is accepted. We will discuss this at the next meeting to approve the wording of the rule and then will send it to the community for approval with the annual package.
- **Tree Removal request from 200/700 Building-**Lynn reported that she has not been able to meet with the city inspector and will try to get this meeting arranged within the next few weeks. She will also receive a bid from Leland to remove the 2 trees.
- **Sod/mulch placement:** Lynn reported that she asked Ricky with Bluebell to order and bring 2 pallets of sod for the islands around the new trees. Lynn ordered Seville sod which is shade tolerant and will grow under the trees as they get larger. The new sod should be here within a week or two.

### **NEW BUSINESS:**

- **Parking Decals/Visitor issues:** Peter reported that there was some concerns about visitor parking and vehicles being unmarked in these areas. Peter would like to have Visitor passes ordered that an owner can give to the visitor to identify which unit they are visiting and requests that the visitor parking their vehicles will have to have this showing to identify them. The concern seems to be that there are vehicles that are continuing to park day after day and do not display

anything in their windows. Lynn will order these and put these into effect by July 1, 2014. The rules do need to be written to clarify visitor parking and the display of tags. Peter will work on the wording to this and present at the next meeting.

- **Notice for Landlords and Realtors:** Peter requested that a notice be sent to all owners who rent their units and the realtors that primarily deal with Garrett's Run. He wants a one-page of immediate rules to be down so that they are all aware of what needs to happen and that the rules are being followed. Lynn agreed to send this out and asked Peter to begin working on this and present to the Board for all of their approval. Peter did ask for volunteers to assist with this, however no one from the audience volunteered. Peter also stated that this needed to be sent out once per year.
- **Fire Sprinkler Contract:** Lynn requested that this be tabled for next meeting as bids are still outstanding and have not been received to date.
- **Owner's request to enclose back balcony:** Lynn reported that the owner of unit 905 has supplied the necessary paperwork to ask permission to enclose his back balcony by an insured and reputable company Home Rescreening out of Melbourne Beach. Peter made the motion to approve the enclosure as presented in the submission, Angelo seconded, all in favor. Lynn will write the approval and verify the documents are received from the contractor before work begins.

**Manager's Report:** Lynn reported that she has been working with Massey regarding the evidence of termites. We do have a termite policy but it is only for Subterranean Termites and does not cover Drywood Termites, which is what we have seen actively and what is eating away at our stairwells. Steve did state that all of the stairwells are looking good with the new wood, however these are perfect homes for the drywood termites to eat away at. The association should consider fumigating for these and getting the bond to cover these. It is pretty expensive, but if this coverage would have been purchased x years ago, we could have most of this stairwell repair damages covered by Massey Services. Since we don't have this coverage, we are not covered. If we choose to do this fumigation, the residents would have to LEAVE their units for 3 days and 2 nights, basically they would wrap the building in a tent on day one, remove the tents and tarps on day two and day 3 would bring in large fans and blow the units out. The fumigation does not leave any residue so you will not have to wash your linens or dishes, but no food can be kept in the homes. All food must be removed. They would treat the attics as well, which would normally costs \$1,600 per attic, but these would be included with the price of the fumigations. We estimate that each unit would cost \$1,000 to complete the fumigation. We may need Steve to meet with the Board members again and explain why this is imperative to complete this process and purchase the bond to cover the drywood termites. We may not be able to complete all the buildings at once, but we could consider doing 1 or 2 buildings a year until completed. There are options, but we would really have to investigate it more. The Board agreed to allow Steve to come to the Annual meeting to discuss with the

members and the Board about the difference in the termites and what is needed at Garrett's Run.

Brighthouse has asked to speak at our annual meeting to all the members and Board. They would like to offer the association a bulk package for digital cable, internet, and possibly phone. Internet seems to be a hot commodity at this present time and would be beneficial to the community. They will discuss the pros and cons at the annual meeting on April 5<sup>th</sup>. They also will be providing all of the refreshments, bagels, pastries, juice, water, cookies, etc. So there will be good food at the annual meeting. The social committee agreed to cover the cost for coffee and all the condiments for this. The Board agreed to have Brighthouse speak at our annual meeting as well.

Argo Stump removal: Peter explained that Josh with Argo agreed that his machine would be able to grind the roots an additional 20 to 26 inches down so that the new trees that were bought would be able to be installed in the ground. He charged us \$300 to grind 7 stumps at least 32 inches further into the ground. Bluebell was the company to plant the new trees and they went with a yard stick to find that only about 2 inches were grinded and they were not anywhere close to the 32 inches. Peter felt that Josh misrepresented his company with agreeing to go down to 32 inches. Therefore, he felt that Josh was not entitled to his full payment. Angelo made the motion to only pay Argo stump removal \$150 for his work in the grinding of the stumps. David seconded this motion, 5 Board members agreed, Lucia did not agree, and Peter abstained from the vote.

New Pool Furniture: Lynn reported that she was working with ET&T Distributors, which sold commercial pool furniture. With the furniture came a 5 year warranty. Majority of the Board agreed to the color and make of the furniture, but agreed that we could only spend approximately \$1,500 this year in purchasing new furniture. With this small amount, we would purchase a few chaise chairs and possibly another table and 4 chairs. Then next year we could purchase a few more to add and continue on this cycle. Lynn will work with the company to get the order to a smaller order.

**Owner Input:** None.

The next Board Meeting is scheduled for Wednesday, March 19th, 2014 at 7:00 pm at the clubhouse at Garrett's Run.

**Adjournment:**

There being no further business to discuss, the meeting was adjourned at 8:42 pm by Kathie Heisey.

Respectfully Submitted,  
*Lynn Hiott*, CAM #35322  
Reconcilable Differences, Inc.