

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS BUDGET APPROVAL MEETING MINUTES
January 8, 2009 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:05 p.m. Present were V. Pres. Fred Sahlstrom, Treas. Alex Schneider, Board Members Pete Engel, Al Fassler and Pete Cassese. The quorum was met. Susan LaRocca, Todd Foley and Anita Graham of Space Coast Property Management of Brevard were present.

Alex Schneider presented the Treasurers report. He reported that as of November 30th, the Association was functioning in the black with Assets of \$193,928.93 which includes Reserves in the amount of \$137,187 and Accounts Receivables in the amount of \$35,359. It was noted that SCPM is actively working on collection of outstanding balances and was working with owners to resolve any accounting issues. Fred Sahlstrom moved to accept the report, Al Fassler seconded the motion and the motion was approved.

SCPM had requested bids for the Garrett's Run landscaping contract which would include the fertilization and irrigation maintenance in addition to the landscaping services. Susan LaRocca reviewed the bids received and reported that only two of the five companies that submitted bids had provided quotes for the requested services. After reviewing the bids, it was agreed by a consensus of the Board that Pete Engel and Cathy Griffith would meet with the Manager and the low bidder, Bluebell Landscaping to discuss the bid and negotiate the required services to ensure that all necessary services were included in the scope of work prior to awarding the contract. It was also agreed that the contract could be awarded as an Action-In-Between Board Meetings if negotiations proved successful.

The Manager informed the Board that Jason Duff Construction, Inc., the roofing contractor, had looked at the roof leak in Unit #405 and had provided a quote to repair the roof, take pictures of the issues previously cited in their report and re-attach the gutter downspout on the 600 building. Bud's Roofing had been asked to submit a quote for the repairs and had declined to bid. After a discussion of the work involved, Alex Schneider made a motion to approve the bid of \$1,900 for the quoted work and award the contract to Jason Duff Construction, Inc. Pete Engel seconded the motion and it passed unanimously.

Susan LaRocca informed the Board that she had obtained a quote from Gutter King to replace the existing downspouts with a larger 4" x 3" downspout at a cost of \$153.00 per gutter. She was working with Steve Marx to obtain bids for the parking lot repairs and the repair to the landing at #106 & 107. Susan will ask Jason Duff Construction to also provide a quote to repair the landing at #106 & 107.

After reviewing existing contracts, SCPM staffing and discussing various methods of funding the increased operating costs and the increased reserve funding to address the fire issues by the year 2014, Alex Schneider made a motion to approve the 2009 Budget as presented and Pete Engel seconded the motion. When called to a vote, Pete Engel, Al Fassler, Kathie Heisey, Fred Sahlstrom & Alex Schneider voted "Yes" in favor of adopting the 2009 Budget and Pete Cassese voted "no" in opposition to the adoption of the Budget. The motion to adopt and approve the 2009 Budget was approved by a majority of the Board. The 2009 Budget increases the monthly assessment from \$217.00 to \$257.00 effective January 1, 2009.

With no further business to be conducted, Al Fassler made a motion to adjourn the meeting, Pete Engel seconded the motion and it passed unanimously. The meeting adjourned at 9:08 p.m.

Respectfully submitted,

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