

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
April 23, 2009 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:03 p.m. Present were V. Pres. Fred Sahlstrom, Board Members Pete Engel, Pete Cassese and Al Fassler via conference call. Treasurer, Alex Schneider was absent. The quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present.

After discussion regarding the need to follow-up on open items, it was agreed to prepare an action list, the Manager would send a draft agenda to the Board, all Board members would review the minutes to ensure that any open items were listed under Unfinished Business, list any items to be discussed and that only those items on the agenda would be discussed at the meeting. Fred Sahlstrom a motion to approve the minutes of the March 19, 2009 Board Meeting as presented. This motion was seconded by Pete Engel and passed unanimously.

Susan LaRocca presented the Treasurer's Report and reported that as of March 31, 2009 the Association had \$42,927.03 in the Operating & Insurance accounts and \$153,655.74 in Reserves. It was noted that there had been improvement in the collection of the Accounts Receivables. Fred Sahlstrom made a motion to accept the Treasurer's Report. Pete Cassese seconded the motion and it passed unanimously.

Susan LaRocca updated the Board on the accounts receivable. The Manager had received a request from the owner of #103 for the Board to waive \$100.00 in late fees. After discussion, Pete Engel made a motion to deny the request and not to waive any late fees for Account #20139. This motion was seconded by Fred Sahlstrom and passed unanimously.

The Manager reported that the pavement work in the parking lot had been completed and that she had received the written report from Steve Marks for the inspection and evaluation of all landings and steps at Garrett's Run. After reviewing the report, Fred Sahlstrom made a motion to authorize the Manager to contact contractors and request that they bid the repairs of item designated #1 & 2 in severity, including an evaluation of the damage, make recommendations on necessary repairs, nature of the repair and submit a time-frame for completion. It was agreed that the Association would include a penalty clause for non-completion or failure to complete the work within a specified time frame. Pete Engel seconded the motion and it passed unanimously.

The Board reviewed the bids from Jason Duff Construction and Superstructures for the repairs to the buildings' roofs. It was agreed by consensus to table the bids until a warranty claim had been submitted to the manufacturer of the shingles, Tamko, for the deteriorating shingles on the roof.

It was reported that that SCPM Maintenance had painted the side of the 100 building where repairs to the siding had been completed.

Pete Engel & Al Fassler were commended for their efforts in obtaining a replacement treadmill for the Association and the sale of the old equipment for \$300.00. Pete invited everyone up to the Exercise Room after the meeting for a demonstration on the proper use of the machine.

Pete, Fred, Sal, Tom Walter & Tony had replaced the bent pipes and secured a new tarp over the maintenance area enclosure that had been damaged during a January windstorm.

Pete Engel updated the Board on his discussion and meeting with the landscaping company regarding their bid for the irrigation system. Bluebell Landscaping had performed a complete evaluation of the irrigation system and recommended necessary repairs to bring the existing system up to good working order and they had provided a bid to convert the existing system from hydraulic to electric. BLB Irrigation had supplied a bid to convert the system. Additionally, BlueBell had informed the Association through the Manager that if repairs were not made implemented, the existing landscaping would continue to deteriorate. After a discussion regarding the deficiencies and problems encountered with the antiquated hydraulic system and the necessary repairs required in the existing system, Pete Engel made a motion to award the bid to BlueBell Landscape in the amount of \$12,500.00 to make the necessary repairs and upgrade the system. Fred Sahlstrom seconded the motion and it passed unanimously. The Manager was asked to make a recommendation at the next meeting on funding sources for this work.

As requested, Susan had prepared and mailed out letters to the community advising them of the collection procedure & the Board's intent to actively pursue all collection options available to them, as well as, a letter informing the members of the Board's intention to enforce all covenants and a letter to be sent to all owners and realtors in the area reminding them of the Association's right to review & approve leases and sales. Al Fassler asked that the Manager supply the Board with a list of the realtors who had been sent letters from the Association reminding them of our rental/sales policy.

A Special Annual Meeting on June 6, 2009 to elect directors to fill the two vacant seats on the 2009 Board and a 60-day notice of the Annual Meeting had been mailed to all owners. The Manager reported that as of the date of the meeting, only one owner, Catherine Griffith, had submitted her name as a candidate for the 2009 Board of Directors. Additional copies of the proxy would be available in the Garrett's Run Office to assist in obtaining a quorum for the meeting.

Kathie Heisey informed the membership that the Board would be conducting a door-to-door distribution of an updated copy of the Rules & Regulations and requiring that each resident sign for the Rules as either the Owner or Tenant. Through this process, it was felt that the Association could update their information on the actual occupants of each unit and obtain copies of all leases.

The Manager informed the Board that the Association had not received any commission monies for the car vacuum service. After discussion regarding removing the equipment, it was agreed that this was an amenity that was enjoyed by the owners and Al Fassler made a motion to table the issue. Pete Engel seconded the motion and it passed unanimously.

Subsequent to the March Board Meeting, the Board of Directors had authorized two items as Action In Lieu of Meetings:

- Pete Engel made a motion to ratify the Action Between Meetings to approve and authorize the expenditure of \$7,548.00 to remove asphalt, curbing, and trees in the parking lot areas near #809, 806, 618,701, 107 & 318 and replace curbing or replace asphalt with pavers and install 4 wheelchair ramps with aluminum diamond plate. Al Fassler seconded the motion and it passed unanimously.

- Fred Sahlstrom made a motion to ratify the Action Between Meetings to approve the sale of the old treadmill to Play It Again Sports in the amount of \$300.00. Pete Engel seconded the motion and it passed unanimously.

It was reported that during the tree removal & asphalt repair, an additional section of asphalt needed to be removed and replaced to eliminate any safety issue. After negotiating the cost for this additional work, Pete Engel made a motion to approve the expenditure of an additional \$300.00 to complete the asphalt repairs. Kathie Heisey seconded the motion and it passed unanimously.

It was agreed that the Board would table consideration of a parking decal and photo ID system until a future date.

Owners were reminded of the 2nd Annual Garrett's Run BBQ to be held on Sunday, April 26th from 1 – 3 pm.

The Manager reported that she had received an ARC application from the owner of #202 to enclose her patio with acrylic windows and the owner of 608 to screen in her patio. After discussion, the Board differed consideration of these two ARC applications pending the results of pending litigation. Additionally, it was noted that all ARC requests needed to include plans and specifications for the proposed modification and were subject to review & approval by an Association contractor.

Susan presented a bid from All Custom Aluminum to extend three (3) downspouts at the south end of the 900 building. After discussion, it was agreed that the bid received was too high and did not specific on the services provided (lengths of extensions).. The Manager was asked to obtain additional bids for this work which specify the exact length of each the extensions and specify that the extensions will be painted.

An owner reported problems with the residents and guests of a resident in the 600 building who were creating a nuisance by hitting balls against buildings & pump house, throwing palm fronds into the ponds, shaking & trying to tear out the "No Fishing/No Swimming" sign at the pond and peeping into other residents' windows. It was noted that when adults tried to talk to the individuals creating the disturbance, they were responded to rudely. The Manager agreed to issue a violation to the owners and suggested that the police are called if the individuals are seen peeping into windows or destroying Association property. The Manager was reminded of the need to write to the parents and the Hunter's Creek HOA regarding several children who had trespassed onto Garrett's Run property and caused a disturbance.

With no further business to be conducted, Kathie Heisey made a motion to adjourn the meeting, Fred Sahlstrom seconded the motion and it passed unanimously. The meeting adjourned at 9:07 p.m.

Respectfully submitted,

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