

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
MAY 22, 2008 – 6:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Jane Hamilton called the meeting to order at 6:00 p.m. with Sec. Cathy Griffith and Treas. Kathie Hiesey present. The quorum was met. Marion Geiger was absent. Seventeen homeowners and Susan LaRocca of Space Coast Property Management of Brevard were present.

Jane Hamilton moved to accept the minutes of April 24, 2008 Board Meeting as presented. Cathy Griffith seconded the motion and it was unanimously approved

Susan LaRocca reviewed the April financial report. Jane Hamilton reviewed the Profit and Loss statement reflecting monthly/annual expenditures and budget. The Manager provided a reserve breakdown reflecting the current reserve fund balances. Jane moved to accept the report, Kathie seconded the motion and the motion was approved.

The Maintenance Committee submitted a list of items for Board consideration & maintenance. It was requested that Kevin Marrs provide a schedule for regular & preventive maintenance. Additionally, the following items are to be addressed by SCPM maintenance: 1) clean pool area deck, tiles & furniture to remove mold/mildew; 2) repair (fill & sod) the water run off damaged ground next to the tennis courts; 3) rake the leaves, rocks, debris and other materials away from foundations; 4) check & paint all stairs/steps after fixing or replacing 5) repair the rotten T111 over the stair cases 6) complete cleaning out of all electrical & telephone rooms; 7) survey the property and make a list of all areas needing attention (i.e. grass in front of 700 Building); 8) identify a noisy, malfunctioning A/C in the 900 building & contact the owner; 9) lower the water level in the pool; 10) clean/polish Clubhouse floor and 11) complete work on fire inspection & sprinkler inspection repairs as required by recent fire inspection. The Manager informed the Board that maintenance personnel have been working pulled off routine or preventive maintenance to work on the severely deteriorated stairwells/landings, on the irrigation system and repairs to the fire sprinkler system so that it can be recertified as required by the recent fire inspection.

The Manager presented the roof company bids received to fix the openings in the 100, 400, 600 & 800 Buildings to alleviate the squirrel & bat problems and supplemental bids to check all of the other buildings. After review and discussion of the bids, Cathy Griffith made a motion to accept and approve the John Schopke bid of \$2,050.00 to inspect all roofs/ridge vents/soffits on all buildings on property, replace vent plugs as necessary and provide a detailed report on the condition of the roof for each building. Kathie Heisey seconded the motion and it passed unanimously.

Bob Rondinone informed the Board that he had checked the functioning of the equipment in the gym and that the free weight bar bell equipment was in disrepair and should be removed. Jane Hamilton made a motion to remove & dispose of this equipment Cathy Griffith seconded the motion and it passed unanimously.

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.** To date, 59 owners still needed to submit their information and pick-up the new keys. Cathy Griffith and Jane Hamilton had informed the Office that should any owner need to pick up keys after normal office hours, that either Cathy or Jane would make arrangements to meet the owners and issue the keys.

Jane Hamilton and Susan LaRocca updated the members on progress in resolving the violations noted in the recent inspection by the Brevard County Fire Department: the fire alarm panel in the Clubhouse has been certified and a log provided, fire extinguishers have been installed on the exterior of the building, Wiggington is out making the necessary repairs to the sprinkler systems, so that it can be certified and quotes are being obtained for the monitoring of the sprinkler systems in all buildings & installing fire alarms in each building with over 12 dwelling units. Jane Hamilton, Susan LaRocca, Pete & Pat Cassese met with Asst. Fire Chief Doug Carter regarding the violations issued, the issues raised in the inspection and the deadlines being imposed. Assistant Chief Carter was reviewing the issue and would be responding to the Association on the specifics of the require compliance. Susan LaRocca will send a letter to the Fire Department to inform them of our compliance to date and request a time extension to determine the specifics, obtain quotes and determine financing.

Susan LaRocca provided the Board with an update on the Special Annual Meeting scheduled for 6:00 p.m. on July 10, 2008 to elect directors. The 60-day Notice of the Annual Meeting with Intent to be a Candidate & Candidate Information Sheets was mailed on 5/9/08. The deadline for interested candidates to submit their name is May 31st, the deadline for Candidate Information Sheets in June 5, 2008 and the 30-day Notice of the Annual Meeting with ballots for the election of directors will be mailed out is June 10, 2008. The following individuals had submitted their names as candidates for the 2008 Board: Peter Engel, Alfred Fassler, Catherine Griffith, Jane Hamilton and Peter Cassese. Kathie Heisey gave her Intent to be a Candidate & Information Sheet to the Manager at the meeting.

Jane Hamilton informed the membership that she had received a threatening note from a homeowner which had been placed on her work vehicle. She stated that initially she did not want to seek re-election, that during her 6-year term she had been harassed at home with calls from other owners regarding Association issues, she had previously received threatening letters and after recent events, she was withdrawing her name as a candidate for the 2008 Board. Jane stated that she would be happy to advise the new Board members and participate in a much more limited capacity. Cathy Griffith stated that there were many in the community who could serve as Board members and that she had volunteered primarily to assist Jane on the Board. Cathy announced that she, too, was removing her name as a candidate.

With no further business to be conducted, Jane made a motion to adjourn the meeting, Kathie seconded the motion and it passed unanimously. The meeting adjourned at 7:20 p.m.

Respectfully submitted

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