

**GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
SPECIAL BOARD OF DIRECTORS MEETING MINUTES**

January 15, 2009 – 7:00 P.M.

GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 6:55 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 of Space Coast Property Management of Brevard was present.

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. Pete Engel updated the membership on his meeting with Bluebell Landscaping. Bluebell agreed to a revised mowing schedule and to removing the leaves from all areas of the property at least once a year (scheduled for March). Pete reported that Bluebell had performed a complete evaluation of the irrigation system and recommended necessary repairs to bring the system up to good working order. He noted that until the system was in good operating order, the condition of the grounds & landscaping could not significantly improve. The owner of Bluebell, Pete Black, stated that if awarded the landscaping contract & the irrigation is brought into working order, the community would see significant improvement by September. Pete Engel made a motion to award the landscaping contract to Bluebell Landscaping. Al Fassler seconded the motion and it passed unanimously. It was agreed that Pete Engel and Susan LaRocca would work on obtaining at least one additional bid on the irrigation system.

After a discussion regarding the work order system, it was agreed by consensus that a copy of each work order received would be made for the Board to review & follow-up on. Al Fassler volunteered to be the Board representative on this issue.

It was requested that the Manager issue a violation to the owners at #406 for the storage of a garbage can & mop on the landing. Alex Schneider requested that Maintenance adjust the sprinkler timer in the vicinity of #308 & 309.

The Manager informed the Board that Jason Duff Construction, Inc. had submitted a quote to repair the roof leak in Unit #405, take pictures of the issues previously cited in their report and re-attach the gutter downspout on the 600 building in the amount of \$1,900.00. The contractor resubmitted the bid with the addition of the repair to the siding on the landing at #106 & 107 for an additional \$500.00 if the work was performed at the same time as the roof work. Steve Marks had submitted a quote for the repair work at #106 & 107 in the amount of \$983.00. The Board took the bids under consideration.

With no further business to be conducted, Pete Engel made a motion to adjourn the meeting, Fred Sahlstrom seconded the motion and it passed unanimously. The meeting adjourned at 8:30 p.m.

Respectfully submitted,

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