

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
January 28, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:00 p.m. Present were Pres. Kathie Heisey, Board Members Pete Engel and Al Fassler. Kathie Heisey informed the membership that Fred Sahlstrom had been recently hospitalized and that Cathy Griffith had resigned from the Board. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present.

Pete Engel made a motion to approve the minutes of the October 22, 2009 Board Meeting and November 19, 2009 Board of Directors Budget Approval Meeting as presented. This motion was seconded by Al Fassler and passed unanimously.

Susan LaRocca presented the Treasurer's Report and reported that as of December 31, 2009 the Association had \$22,811.81 in the Operating & Insurance accounts and \$166,283.09 in Reserves. It was noted that there continues to be issues in the collection of the Accounts Receivables. Al Fassler made a motion to accept the Treasurer's Report. Pete Engel seconded the motion and it passed unanimously.

The Manager reported that the Association had foreclosed on Unit #502 which would be sold on the courthouse steps on February 5, 2010.

Pete & Al explained to the residents the implications of the Association's high delinquency rate. They informed the membership about some collection practices which the Board is considering. They commented that although the Budget Committee had worked diligently on the 2010 Budget, they believe that the Committee should have raised the Association's monthly assessments to cover the anticipated fire alarm costs which, if mandated, will now require a Special Assessment ranging from \$295.00 - \$354.00 to fund this system. Additionally, they reminded the owners that the property is aging and that we need to fully & adequately fund the reserves to maintain the property values.

As requested, Susan LaRocca had obtained a new quote from CFS in the amount of \$86,980.00 for required fire alarms. The CFS bid had been used as a base bid for the fire alarm costs in formulating the 2010 Garrett's Run Budget. Pete Engel informed the Board & members present about his research into the statutes/fire codes & that he would continue to discuss the exact specifications of the required fire systems with the City of West Melbourne, Space Coast Condominium Association and the Brevard County Fire Chief. They are exploring alternate systems to meet the Fire Chief's requirements and will be conducting testing of the existing fire alarm pull stations on Wednesday, February 3, 2010 from noon until 2 pm. SCPM will prepare flyers to be distributed to all owners informing them of this testing.

Susan LaRocca updated the membership on the status of the roof warranty claim made to Tamko, the shingle manufacturer. Tamko has given Garrett's Run a credit for 30 squares of Heritage 30 shingles and labor credit of \$2,952.00 for the 800 Building. Tamko is requiring that an individual claim be submitted for each building and that shingles & pictures be submitted with each claim. After discussion, Pete Engel made a motion to authorize the Manager to obtain a quote from Jason Duff Construction to remove the required shingles, take the necessary

pictures & assist in the preparation of claims to submit to Tamko for each of the remaining 8 buildings with the understanding that this bid could be awarded as an action between meetings and to obtain a quote from this roofer to remove/replace the existing roofs per square. Al Fassler seconded the motion and it passed unanimously.

Susan LaRocca informed the membership that the 2010 Annual Meeting is scheduled for Saturday, April 3, 2010 at 10 am in the Garrett's Run Clubhouse. The Board informed the membership that they would possibly be presenting several amendments to the Governing Documents which include 1) reducing the number required for a quorum, 2) reducing the number of vote required to amend the Governing Documents to a majority of those present at a meeting at which a quorum has been established and 3) amending Governing Documents to allow the Association to collect rent directly from renters of units whose owners are delinquent and not paying their monthly assessments. All owners are encouraged to attend and participate in this year's Annual Meeting.

An owner inquired about the smoke detector in his unit and was informed by Pete & Al that in their research they discovered that the hard wired smoke detectors need to be replaced every 8-10 years. It was noted that the Association has not undertaken the replacement of all smoke detectors. They indicated that this might be an upcoming Association expense.

With no further business to be conducted, the meeting was adjourned at 7:58 p.m.

Respectfully submitted,

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