

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
June 24, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:02 p.m. Present were Pres. Kathie Heisey, Vice President Fred Sahlstrom and Secretary, Marion Geiger. Treasurer Hattie Martin, Board Members Pete Engel and Al Fassler were present via telephone conference call. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present.

Fred Sahlstrom made a motion to approve the May 27, 2010 Board Meeting as presented. This motion was seconded by Marion Geiger and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of May 31, 2010 the Association had \$12,275.21 in the Operating & Insurance accounts and \$189,651.80 in Reserves. She reported that the Association is operating within or under budget, except under legal fees and she suggested that we watch spending in this area. It was noted that although Accounts Receivables still remain high, the Association continues collecting some unpaid assessments. Al Fassler made a motion to accept the Treasurer's Report. Pete Engel seconded the motion and it passed unanimously.

Susan LaRocca presented an update on the accounts receivable and reported that the Association had disconnected cable on multiple delinquent owners; however, the Association had not collected any of the delinquent fees. She reminded the Board that Legal Counsel, Sonia Bosinger had advised the Association not to disconnect the cable of those owners currently in litigation with the Association. She reported that Clayton & McCulloh are proceeding with collection and upon reviewing the legal status update, Pete Engel made a motion to authorized Clayton & McCulloh to proceed with collection on Account #20205. This motion was seconded by Al Fassler and passed unanimously. After a discussion regarding the time involved in the collection of the Association's monies, Al Fassler requested that a representative of Clayton & McCulloh meet with the Board in September 2010 to update them on the processes, procedures and give them an estimated time frame for the collection of delinquent assessments. The Manager reported that she had requested a disbursement of any funds currently being held by Clayton & McCulloh; however, no monies had been received. Susan updated the Board on the status of the arbitration on the unapproved alteration of the limited common elements.

Kathie Heisey updated the members on the status of the Fire Alarm requirements/bids. The Fire Chief had advised the Association to hold off on signing any contract because recently passed legislation may have removed the requirement of the Association to install fire alarms.

Susan LaRocca updated the membership on the status of the roof warranty claim. She reported that she had spoken to all the legal counsel involved and the warranty claim for the defective shingles would not be handled on a contingency basis, so a retainer and hourly rate would be incurred; therefore, it was agreed by consensus to keep the issue with the Association's legal counsel Clayton & McCulloh. Additionally, she had been informed that if a "class action lawsuit" had already been initiated on the product the Association would only be able to sue the manufacturer as a part of the "class action", not individually and that if this suit had already been initiated and resolved, the Association would not be able to sue the shingle manufacturer at all. After discussion, Al Fassler made a motion to authorize Russell Klemm of Clayton & McCulloh to research the issue to determine if a "class action lawsuit" had already be brought against the shingle manufacturer for the product and the status of the suit. If not, Mr. Klemm was requested to prepare a suggested strategy and cost estimate to obtain the best outcome for the Association regarding the defective shingles. Hattie Martin seconded the motion and it passed unanimously.

Kathie informed the membership that they had collected \$1,272.00 from the recent estate sale for Unit #502. It was noted that Jennifer McKee-Acevedo had donated one room of carpeting and agreed that the Association could take the refrigerator from the Clubhouse to put into the unit. Susan informed the Board that Glen & Tony would finish painting the unit by July 1st and agreed that as a part of the contract, the Board could have SCPM janitorial personnel clean the unit prior to rental instead of working in the clubhouse.

The Manager had prepared the newsletter to be mailed with the amended documents and that it would be mailed to all owners the following day.

Cathy Griffith presented the Landscape Committee's report, recommending that two (2) dead bushes on the west side of the 700 building be removed, hedges trimmed, oleander bushes at west entrance cut down to 3 ft. so that they will fill out and blossom and a tree between the 600 & 800 buildings cleaned out. She noted that there was a fern growing in the gutter of the 800 building. Additionally, she reported that there are 11 empty islands in the parking lots and requested that the Landscape contractor contact her to discuss available irrigation for the islands and suggested landscape to be planted in the islands. The Manager agreed to get her the contact information for Pete Black of Bluebell Landscaping.

Cathy reported that the leaves have piled up behind the 100 & 400 building dumpsters and requested that Maintenance clean out these areas. Additionally she reported that the fence by the 200 building dumpster needed to be repaired.

On March 26, 2010 due to a resident's negligence, the sprinkler system in Unit 612 recently went off causing water damage to that unit as well as the unit below, which resulted in the Association incurring \$2,016.72 in costs to secure the property. Marion Geiger made a motion to Special Assess Unit #612 the amount of \$2,016.72 to recover costs incurred by the Association. Fred Sahlstrom seconded the motion and it passed unanimously.

Water damage was discovered in Unit #503 and it was determined that the washing machine bibb and hoses in Unit #510 was leaking. The owner of #510 had been asked to repair the leak; however, the owner informed the Association that due to financial constraints, she was unable to affect repairs at the present time. In order to affect the necessary repair/replacement of the drywall in Unit #503 which was in the process of being sold and to prevent further damage, the Association performed the necessary repairs to the bibb & hoses within Unit #510 at a cost of \$160.00. Marion Geiger made a motion to Special Assess Unit #510 the amount of \$160.00 to recover costs incurred by the Association. Fred Sahlstrom seconded the motion and it passed unanimously. After discussion, it was requested that the Manager obtain a legal opinion to determine if the Association can special assess the owner of Unit #510 for the cost incurred by the Association to repair the drywall in Unit #503, which resulted from the leak in her unit.

After discussion regarding the summer meeting schedule, it was agreed by consensus to cancel the July & August Board Meetings. The next Board Meeting is scheduled for September 23, 2010 and the Board will hold a closed door meeting with Legal Counsel to discuss collections in September.

With no further business to be conducted, the meeting was adjourned at 8:40 p.m.

Respectfully submitted,

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