

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
March 25, 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 Board Member Pete Engel. Al Fassler was 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 minutes of the February 25, 2010 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 February 28, 2010 the Association had \$17,482.50 in the Operating & Insurance accounts and \$175,639.28 in Reserves. It was reported that Accounts Receivables remain high; however, the Association recently foreclosed on Unit #502 for unpaid assessments. Fred Sahlstrom made a motion to accept the Treasurer's Report. Pete Engel seconded the motion and it passed unanimously.

Pete Engel reported that the Board had met in with Sonia Bosinger with Clayton & McCulloh to discuss collections. The Board again explained to the residents the implications of the Association's high delinquency rate and discussed some collection practices which the Board is considering including Global Receivership.

Al Fassler made a motion to authorize the Board to disconnect the Association paid cable on any unit that has an account balance of \$580.00 or greater and that the unit owner is responsible for the \$75.00 Disconnection/Reconnection Administration Fee. Pete Engel seconded the motion and it passed unanimously. It was agreed that Management would send a letter (via regular & certified mail) a minimum of 10 days prior to the Association disconnecting the cable to each owner advising them that their cable will be disconnected upon their delinquent account reaching the \$580.00 and that they will be responsible for the \$75.00 Disconnection/Reconnection Administration Fee in addition to any other monies owed.

Al Fassler made a motion to authorize Management to send notices to the following units that their cable will be disconnected if they do not pay their current balance: Units 214, 218, 406, 508, 510, 603, 607, 613, 707, 805, 902, 903, 907 and 918. Fred Sahlstrom seconded the motion and it passed unanimously.

Pete Engel updated the members on the status of the Fire Alarm requirements. The Association is obtaining new bids for the necessary alarm system.

Susan LaRocca updated the membership on the status of the roof warranty claim made to Tamko, the shingle manufacturer. Tamko is requiring that an individual claim be submitted for each building and that shingles & pictures be submitted with each claim. The Board had previously approved 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 9 buildings. Al Fassler had met with Mr. Duff and requested that he clean out the gutters of all visible leaves while he was up on the roof taking the pictures & removing the shingles. Mr. Duff performed the requested work. Al Fassler made a motion to authorize payment to Jason Duff in the amount \$360.00 for the additional work of cleaning the gutters.

Pete Engel seconded the motion and it passed unanimously. It was requested that the Manager obtain a list of the clogged downspouts from Jason Duff.

It was reported that the Association had awarded a contract to American Leak Detection in the amount of \$660.00 to locate the leak in the pool and that the leak had been fixed by the company at no additional charge.

Susan LaRocca reminded 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 again discussed the importance of the proposed amendments to the Governing Documents which include 1) 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, 2) reducing the number required for a quorum, 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 and 4) pooling of the reserves. All owners are encouraged to attend and participate in this year's Annual Meeting by sending in their proxy if they are unable to attend.

An application to use the R/V lot had been submitted by Elzbeita Chrzanowski (Unit #613). After discussion, Al Fassler made a motion to deny use of the R/V Lot to any owner who is delinquent in their payments to the Association. This motion was seconded by Pete Engel and passed unanimously. Ms. Chrzanowski's application to use the R/V Lot was denied.

With no further business to be conducted, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

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