

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
May 27, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:03 p.m. Present were Pres. Kathie Heisey, Vice President Fred Sahlstrom, Secretary, Marion Geiger and 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.

Al Fassler made a motion to approve the April 29, 2010 Board Meeting as presented. This motion was seconded by Fred Sahlstrom and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of April 30, 2010 the Association had \$26,190.56 in the Operating & Insurance accounts and \$184,983.84 in Reserves. She reported that the Association is operating within or under budget. It was noted that although Accounts Receivables still remain high, the Association continues collecting some unpaid assessments. Pete Engel made a motion to accept the Treasurer's Report. Al Fassler 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 eight delinquent owners. 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 one owner who had filed a dispute on the Association's lien was scheduled for a court hearing within the month. Additionally, it was noted that several other owners had been in communications with Management or Legal Counsel in an effort to resolve their delinquent accounts. Al Fassler asked the Manager to check on the disbursement of any funds currently being held by Clayton & McCulloh. 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. The Association had obtained three bids for the alarm system and was recently informed by the Fire Chief to hold off on signing any contract because pending legislation may remove the requirement of the Association to install fire alarms. The Brevard County Fire Department had conducted another fire inspection and had submitted a new list of corrective action to be taken by the Association. Susan had already contacted the Fire Alarm monitoring company for the Clubhouse to update the logs, requested that Bluebell perform the necessary landscaping corrections and Wiginton Sprinkler to evaluate, submit a quote for the repairs of the fire sprinkler system and perform the necessary repairs. It was agreed that in-house Maintenance could paint the unit numbers on the back side of each unit, paint the riser and work on several of the other items cited. Susan provided the Fire Department with a letter on the monthly testing of the exit lights and she had requested information from the Fire Department on the specific requirements for the light-weight truss signs & unit numbers on the back side of the buildings. Additionally, the Manager had requested and obtained a 60-day extension to complete the required work. Susan informed the Board that notices had been posted on all A/C & electrical rooms informing owners to remove all personal belongings or they would be thrown away by the Board. After discussion regarding the need to lock these rooms, the Manager was asked to determine if in-house staff could rekey the lock cylinders so that all of the A/C & electric rooms could be locked by the same key.

Susan LaRocca updated the membership on the status of the roof warranty claim. She reported that Jason Duff has turned several shingle samples over for an expert opinion on the deterioration through the law firm of Platt, Jacobus, Fielding and Ville. Jason had informed her that this case was being referred to a lawyer who specializes in warranty claim issues and that they were interested in taking the case on a contingency basis. The Board asked that the Manager contact the Attorney and ask what the Association could reasonably expect in a successful lawsuit, the time-frame involved, whether it would include all buildings, what was the contingency fee and any anticipated costs. It was also requested that she contact Clayton & McCulloh to see if they would handle the lawsuit for the Association and the costs involved.

Kathie informed the membership that they had collected \$1,177.00 from the recent estate sale for Unit #502 and that the Association could store the items for sale at a later date or they could donate them. She informed the Board that Good Will had informed her that they were not interested in any of the remaining items. She had contacted Cita and they indicated that they would be willing to pick up the remaining items by June 2nd. After a discussion about several items to be kept, Al Fassler made a motion to approve the donation of the remaining items to Cita in order to clean out the unit so that Tony & Glen could proceed with painting the unit. Marion Geiger seconded the motion and it passed unanimously.

The Manager reported that 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. She also reported that 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. Susan informed the Board that they would need to levy a Special Assessment on each unit to recover the funds expended by the Association. Hattie Martin made a motion to authorize the Manager to send the necessary correspondence as required by Florida Statute 718 informing the owners of Unit #510 and #612 that the Board would be considering a Special Assessment at the June 24th Board Meeting. This motion was seconded by Marion Geiger and passed unanimously.

Josh Ranew from Ranew Insurance made a presentation to the Board on the Association's insurance and the requirements in Florida Statute 718. He noted that there was pending legislation which might change the requirements for condominium owners and advised the Association to wait on sending letters to owners requesting copies of each owner's insurance policy or notifying them of insurance requirements until this legislation was signed or vetoed.

Susan presented the Board with a draft newsletter to be sent to all owners updating the membership on the Board's accomplishments over the past year and updating them on current Board activity. The draft newsletter contained an article reminding owners of the insurance requirements and it was agreed to delay publication until the insurance issues could be clarified. Cathy Griffith suggested that the newsletter include articles on hurricane preparedness and owners' responsibility. It was requested that she draft the article. Susan suggested that this newsletter be sent out with the recently passed amendments to all owners.

Susan reported that a broken gutter above Unit #317 had been repaired at a cost of \$335.00 and that she was working on obtaining quotes to clean out the gutter downspouts.

Kathie informed the Board that she had contacted Cathy Griffith about serving on the Landscape Committee and that she had agreed to serve on the Committee. Nancy Pelletier also volunteered to serve on this committee. The planting of flowering shrubs/hedges in the parking lot islands was discussed and it was agreed that some research needed to be done on picking a xeroscape plant that would flourish in these parking divider islands with little irrigation that could also withstand the climate and environment.

With no further business to be conducted, the meeting was adjourned at 8:29 p.m.

Respectfully submitted,

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