

**GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING MINUTES**  
**November 18, 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, Treasurer Hattie Martin and Secretary Marion Geiger. Directors 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.

Marion Geiger made a motion to approve the October 28, 2010 Board of Directors Meeting minutes as presented. The motion was seconded by Al Fassler and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of October 31, 2010 the Association had \$33,829.69 in the Operating & Insurance accounts and \$213,029.58 in Reserves. She reported that the Association is operating within budget. Marion Geiger made a motion to accept the Treasurer's Report. Fred Sahlstrom seconded the motion and it passed unanimously. Hattie Martin reported that the Association continues collecting some unpaid assessments and that the Board & Management was working with legal counsel to collect all possible monies due. After discussion, Fred Sahlstrom made a motion to accept the ruling from the Arbitrator, the proof of permit & inspection from the City of West Melbourne for the reconstructed wall & installation of windows in Unit #112 and execute the Release to recover the \$10,349.00 in legal fees. Hattie Martin seconded the motion and it passed unanimously.

Susan updated the Board on the status of the arbitration on the unapproved alteration of the limited common elements. She reported that she had met with the West Melbourne Building Official who provided her with a copy of the approved permit for the installation of the windows in place of the screen enclosure of Unit #112. The Board requested that the Manager send a letter to Clayton & McCulloh requesting that they accept the amount awarded by the Arbitrator as payment in full for all litigation costs on this case.

Kathie updated the members that the Association had no new information from the Fire Department on the Fire Alarm issue.

Susan reported that she and Jason Duff had submitted roof warranty claims for five of the buildings to Tamko and that they were completing the claim packages for the remaining four buildings.

Cathy Griffith presented the report from the Landscape Committee. She reported that she had spoken to Pete Black from Bluebell. She will remind them to trim & prune all landscaping away from the buildings and up off the sidewalks. Cathy requested authorization from the Board to purchase three new plants to beautify the entrance by the 900 building, which will be planted & hand watered by members of the Committee. Kathie Heisey made a motion to authorize the expenditure of not more than \$50.00 to purchase plants for this project. Pete Engel seconded the motion and it passed unanimously. It was requested that Susan contact Bluebell to request that they trim the tree branches up off the ground in the dog walk area along the canal.

Susan presented bids from Valley Crest, Bluebell and Sunstate for tree trimming and the removal two trees by the 400 building. After reviewing the bids, Al Fassler made a motion to award the contract in the amount of \$7,000.00. Marion Geiger seconded the motion which passed unanimously.

The Manager reported that the sidewalk & parking lot repairs are scheduled to be completed by the end of November.

The Manager presented a bid from Pressure Washing by Mike Schwab to clean all of the buildings on the property at a cost of \$10,000.00 and she obtained prices to purchase a pressure washer for the Association (commercial grade with minimum of 3,000 psi). Pete Engel volunteered to spearhead this project upon his return to the community in January 2011 when he would compare prices from Home Depot, Northern Tools and other providers. Fred Sahlstrom noted that John Deere is not made in the US and he requested that the Association only purchase an "American made" pressure washer. After discussion, it was agreed by consensus to only buy an "American Made" pressure washer and table the issue until January 2011.

A preliminary 2011 Budget had been prepared by Hattie & the Manager for the Board to use in budget preparations. Hattie updated the Board on the work she & Susan had accomplished to prepare the preliminary budget and her projections for year end expenses. It was agreed that the Finance/Budget Committee – composed of Hattie Martin, Al Fassler, Kathie Heisey (non-voting member), Susan LaRocca & an Owner (to be announced) meet at 5:30 p.m. on Monday, November 29<sup>th</sup> to finalize the 2011 Budget, which will be mailed to all owners prior to approval at the December Board Meeting.

It was noted that the Governing Documents of the Association need to be amended to allow for enforcement of the covenants. Al Fassler requested that a Committee be established to prepare some amendments to the Governing Documents and establish a code of conduct. He suggested that the Committee should consider:

1. We need language in regards to owners who rent out their unit without notifying the Board, including penalties.
2. Also, owners who are renting and are not current with their maintenance fees need to be informed that the Board will collect from the tenant.
3. Penalties must be established for owners and tenants who do not follow condo rules and regulations.
4. A deposit will be required whenever an owner or tenant moves (250.00). This will cover any damage done to the unit that the association is responsible for. Deposit to be returned when no damage was found.

Kathie reminded the Board that we needed to get homeowners involved and she knew of several owners who might be interested in being on this committee. It was requested that the Manager put a notice on the bulletin board to solicit volunteers for the committee.

Harry Gruenthal informed the Board that the Association was missing a "Maplewood" sign and that he had obtained a price of \$38.00 from A Affordable Sign to obtain a replacement sign. Harry had given the information to the sign company and to the Manager to follow up & obtain the replacement sign.

With no further business to be conducted, the meeting was adjourned at 7:52 p.m.

Respectfully submitted,

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