

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
OCTOBER 25, 2007 – 6:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Jane Hamilton called the meeting to order at 6:05 p.m. with V.P. Marion Gieger, and Sec. Cathy Griffith present. Treas. Kathy Hiesey was unable to attend. The quorum was met. Nineteen homeowners were present, along with representatives of our management company, Space Coast Property Management of Brevard.

Marion moved to accept the minutes of August 30, 2007, Cathy seconded the motion and it was unanimously approved.

Susan LaRocca reviewed the treasurer's report. The board discussed the Accounts Receivables. Jane made a motion to initiate the 14-day letter and collection process for Accounts #20200, 20244, 20243, 20187, 20147, 20240 & 20190, which are all 60 or more days in arrears. Cathy seconded the motion and it passed unanimously. Cathy moved to file the report, Marion seconded the motion, and the motion was approved. Susan was instructed to contact Platinum Coast Management and obtain a copy of the August Financials from them.

Susan LaRocca presented a report on the activities conducted by Ray & James of SCPM Maintenance, including the painting of the front entrance floors & walls. It was again noted that many of the stairs & wood trimmings were rotted and needed to be replaced. SCPM is looking into the condition and replacement of trim and stairs. SCPM is to prepare a yearly schedule for regular maintenance of our buildings, and build a plan to cover the care of our buildings on a regular basis.

The trimming of the trees has been completed; however, Board requested that SCPM walk the property to determine if there were any other trees requiring trimming that were not already marked and remove any remaining yellow tape.

SCPM was requested to check with Tech Systems on the windows and start any necessary re-caulking. Additionally, SCPM was asked to research the possibility of putting a timer for the upstairs A/C unit in the Office or in a secured area so that the temperature could not be adjusted by Owners or the system left on.

Susan LaRocca updated the Board on the status of the insurance payments/refunds. With the mitigation credit in September, the premium was Paid-In-Full with a credit balance of \$4,845.29. On October 24, 2007, Statewide Commercial mailed a refund check in the amount of \$4,845.29. It was requested that SCPM separate out the insurance portion of the maintenance payments from the Owners, so that a more accurate cost of insurance can be determined. Susan informed the Board that she is presently working with another Insurance Agent in an attempt to get a better price.

SCPM has received copies of 10 leases in the Community (6 from Platinum Coast) and they feel that they are bringing the Rental/Leases issue under control.

SCPM gave a quote to the Board in the amount of \$831.20 (materials only) to repair the decorative building bands that were rotted. K. Marrs informed the Board that he would cover cost of the labor to affect the repairs by moving his maintenance staff around to accomplish the work during covered hours.

Marion Geiger moved to accept the bid from SCPM for the repairs to the building bands. This motion was seconded by Cathy and passed unanimously.

Susan LaRocca had obtained a quote to re-key the clubhouse, pool and tennis/racquetball courts with a master key and make copies of the key for the Owners at an estimated cost of \$500.00. This provides an opportunity to get an accurate listing of the owners & occupants of the units, because Owners would have to come to the Office and sign for a new key – no keys would be given to tenants. It was agreed that if an Owner returns a key, they would be entitled to a new key in exchange. However, if they do not have a key to turn in or want to purchase an additional key, they would have to pay for the key. The Manager is researching the generally accepted key charge and will report back to the Board in order to establish the cost.

The Manager was instructed to research the contract and charges by the exterminator to determine if we are being overcharged. Susan was asked to provide a copy of the pool quote from SCPM for service twice a week. Ray indicated that the SCPM monthly service charge of \$225.00 is less than the existing contract of \$325.00 and that service would be improved. Marion moved to accept the quote for pool service from SCPM. Cathy seconded the motion and it passed unanimously.

After a discussion regarding the need for a refrigerator next to the sink in the Clubhouse (35" space), it was agreed by consensus that SCPM was authorized to purchase a refrigerator for the clubhouse.

Susan agreed to check on the status of the Garrett's Run website and set up a meeting with Sal Ferro & the Finance Committee to work on the 2008 Budget.

Bob Barnes had submitted copies of the documents regarding the possibility of assigning reserved parking spaces. During a discussion of this issue, the majority of Owners in attendance indicated that they were not in favor of assigning parking spaces and that it would be difficult to accommodate the two interior buildings. SCPM will review the Governing Documents & F.S. 718 regarding the use of common elements and procedure to change common elements to limited common elements.

Cathy noted that 'maintenance request forms' were still to be used and more were needed in the Clubhouse. It was also noted that the irrigation system at the NE corner of the 100 building is leaking/weeping and that the sidewalk is wet & slippery; she requested that Maintenance make repairs.

The November Board Meeting date was to be changed due to Thanksgiving, to the 5th Thursday. The November Board Meeting will be held at 6:00 p.m. on Thursday, Nov. 29, 2007.

Respectfully submitted

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