

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
October 28, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:01 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.

Al Fassler made a motion to approve the September 23, 2010 Board of Directors Meeting with Legal Counsel minutes and September 23, 2010 Board of Directors Meeting minutes as presented. The motion was seconded by Hattie Martin and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of September 30, 2010 the Association had \$34,734.99 in the Operating & Insurance accounts and \$208,354.46 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.

It was noted that although Accounts Receivables still remain high, 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. Susan presented a proposed payment plan from Deborah Archer, owner of Unit #510. Pete Engel made a motion to accept the payment plan as presented if the 1st payment is made within five days of notification of acceptance of the plan and if she adheres to the terms of the plan by making all payments in a timely manner. Fred Sahlstrom seconded the motion and it passed unanimously. After a discussion it was agreed by consensus to table the issue of pursuing a small claims court action against the owner of Unit #510 for costs incurred by the Association for the repair of drywall in Unit #503.

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 had submitted a roof warranty claim to Tamko for each of the remaining eight (8) buildings. Tamko would be sending a warranty claim package for each building to be completed and returned with shingles from the roof. She will work with Jason Duff to submit the warranty claims.

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. Additionally, she had met with the irrigation supervisor to review the irrigation schedule and assured the members that the irrigation system is working. She has the sprinkling schedule which provides water on certain nights between 10 pm and 6 am. Cathy is working on beautifying the entrance by the 900 building by adding flowering plants. Marion Geiger agreed to work with her on this project.

Susan presented bids from Bluebell and Sunstate to trim the trees away from the buildings and remove two trees by the 400 building. After reviewing the bids which varied on the scope of work, Al Fassler requested that the Manager prepare a scope of work; request that both companies re-bid the project and that it could be awarded as an action between meetings. It was also requested that the bids include the cutting of tree roots by the 200 building.

As requested, the Manager presented the bids received from Jason Duff Construction and Superstructures for the repair of the sidewalks in front of Units #803, #807 & #216 and repair of the asphalt in the parking lot in front of Unit #103. Marion Geiger made a motion to accept the bid and award the contract to Jason Duff Construction for the sidewalk & asphalt repair and that all work be completed by November 30, 2010. Fred Sahlstrom seconded the motion and it passed unanimously.

The Manager informed the Board that SCPM had put an employee with a pressure cleaner on the property for three (3) days to clean buildings 100, 200 and the majority of building 300, but that the backside of the 300, 600 and 900 buildings could not be completed with pressure washer but could only be accomplished with the pressure washer attached to a water trailer, which SCPM has. She also reported that an additional 4-5 days work was required to finish buildings 300, 400, 500, 600, 700, 800 & 900 and requested Board authorization for this work. After a discussion regarding the costs, it was agreed that work would be temporarily halted, Susan would ask SCPM for a lower hourly rate and she would obtain prices for a commercial pressure washer. Pete Engel advised the Board that they should not consider anything less than a 3,000 psi commercial grade pressure cleaner. The Board requested that notices be sent to owners informing them of the temporary delay in the pressure washing and notify them when it restarts.

The Manager had prepared a preliminary 2011 Budget for the Board to use in budget preparations.

Harry Gruenthal and Theresa Vazquez complained to the Board about dangerous and unsanitary conditions created by the owners of Units 612 & 613, pictures of skateboards, bikes, garbage bags and BBQ grill left in front of & under the stairwell and requested that the Board take action against the owners to enforce the rules. Additionally, they complained about 5 people living in unit #613 which is in excess of the 4 people permitted by the Documents. It was noted that the Governing Documents of the Association need to be amended to allow for enforcement of the covenants. Several members suggested that a committee be established to work on the amendment to the Declaration and establish a code of conduct.

Because of the Thanksgiving holiday, the Board of Directors agreed to reschedule the November Board Meeting to Thursday, November 18, 2010.

With no further business to be conducted, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

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