

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 23, 2010 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:06 p.m. Present were Pres. Kathie Heisey, Vice President Fred Sahlstrom, Treasurer Hattie Martin and Director Pete Engel. Board Member Al Fassler were present via telephone conference call. Marion Geiger was absent. 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 June 24, 2010 Board Meeting as presented. This motion was seconded by Hattie Martin and passed unanimously.

Hattie Martin presented the Treasurer's Report and reported that as of August 31, 2010 the Association had \$36,076.53 in the Operating & Insurance accounts and \$203,679.20 in Reserves. She reported that the Association is operating within budget. She reported that Legal Fees were over budget primarily due to legal fees for the arbitration for Unit 112 and that the Association was awarded \$10,330.00 in legal fees which will significantly reduce this line item. Additionally, she reported that the Association had collected \$6,860.98 in delinquent fees from Unit #214 and recovered \$2,016.72 in monies spent to dry out a unit from water damage. Pete Engel made a motion to accept the Treasurer's Report. Al Fassler seconded the motion and it passed unanimously.

It was noted that although Accounts Receivables still remain high, the Association continues collecting some unpaid assessments and that the Board & Management was working with legal counsel to collect all possible monies due. 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 issue and reported we had been 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 and that the Association is not proceeding on this issue until we receive official notification from the Brevard County Fire Chief that it the fire alarm system is required. Susan informed the Board that the Association had corrected and completed all items on the most recent inspection. It was agreed to table the fire alarm until further notice. On their last visit, the inspector had suggested that the Association trim all trees in the parking lots to 14 feet above the ground so that they do not interfere with fire trucks. Pete suggested that since Bluebell's contract called for the company to trim trees to a height of 12 feet, the Manager should request that Bluebell trim them higher. After further discussion, Susan was asked to obtain bids to trim the trees off the buildings and to remove the two trees adjacent to the 400 building. She agreed to check to see if a building permit was required to remove these trees.

Susan LaRocca updated the membership on the status of the roof warranty claim. She reported that Mr. Klemm had prepared a legal opinion on warranty & other claims against the manufacturer of the architectural-type shingle. After discussion regarding the possible benefits/costs involved in filing suit against Tamko Building Products or submitting a warranty claim for each of the remaining 8 buildings, Hattie Martin made a motion to not proceed with litigation and approve the Association submitting a warranty claim for each of the remaining buildings. Fred Sahlstrom seconded the motion and it passed unanimously. The Manager will work with Jason Duff to submit the warranty claims.

The Manager informed the members that the mortgage company had obtained title to Unit #502; however, the Association was still entitled to collect delinquent assessments for the one (1) year time

period from the date the bank took title. Additionally, Kathie informed the membership that they had collected over \$1,000.00 from the recent estate sale for Unit #502 and that the Association still had items in storage for sale at a later date.

As requested by the Board, the Manager had obtained a legal opinion on the possibility of recovering the cost to repair water damage in Unit #503 from the Owner of unit #510 where the leak originated. After discussion regarding taking the owner to court to recover the cost of repair, Al Fassler made a motion to authorize the Manager to obtain from Legal Counsel information on procedure to file in small claims court and report on the total amount expended by the Association to repair Unit #503. Pete Engel seconded the motion and it passed unanimously.

Susan requested input from the Board for a newsletter.

Cathy Griffith presented the report from the Landscape Committee. She reported that she had spoken to Pete Black from Bluebell and been informed that Board and Management decided not to irrigate the parking islands. It was noted that the irrigation had been cut at the 700 & 800 buildings when the Association had removed the trees or cut the tree roots to repair parking lot asphalt. After discussion it was agreed that the Manager would request a proposal from Bluebell to install irrigation to the islands. 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 plant that would flourish in these parking divider islands after irrigation has been restored. Cathy was recommending Crepe Myrtles to beautify the property.

Cathy also requested that pressure washing be performed on all buildings & walkways to improve the appearance of the property. The Manager informed the Board that SCPM had loaned a pressure cleaner to community so that Glen could perform some cleaning but that SCPM had taken it to another property. She agreed to ask that the pressure cleaner be brought back to the property. Additionally, she was asked to obtain prices so that Garrett's Run could purchase another pressure washer.

The Association's insurance underwriter had cited several issues on the community and the Manager was asked to prepare a Scope of Work to obtain bids for the cited repairs. Pete reported about a neighbor's front door rotting and requested that the Manager to check to see if replacement of the door was the responsibility of the owner or the Association.

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