

GARRETT'S RUN CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
September 22, 2009 – 7:00 P.M.
GARRETT'S RUN CLUBHOUSE

Pres. Kathie Heisey called the meeting to order at 7:00 p.m. Present were Pres. Kathie Heisey, Vice Pres. Fred Sahlstrom, Secretary/Treasurer, Cathy Griffith, Board Members Pete Engel and Al Fassler via conference call. A quorum of the Board was present. Susan LaRocca of Space Coast Property Management of Brevard was present.

Cathy Griffith made a motion to approve the minutes of the June 25, 2009 Board Meeting as presented. This motion was seconded by Fred Sahlstrom and passed unanimously.

Cathy Griffith presented the Treasurer's Report and reported that as of August 31, 2009 the Association had \$21,185.75 in the Operating & Insurance accounts and \$149,144.88 in Reserves. It was noted that there continues to be improvement in the collection of the Accounts Receivables. Fred Sahlstrom made a motion to accept the Treasurer's Report. Al Fassler seconded the motion and it passed unanimously.

Susan LaRocca updated the Board on the accounts receivable. The Manager reported that the Association had received disbursements from Clayton & McCulloh totaling \$7,000.00 for payments received on accounts #20200, 20240, 20192 and 20190. Susan also reported that Account #20200 was making payments under the agreed upon payment plan and if payments continue, owner would be current by February 2010.

The Manager informed the Board that the repair of the landings & steps repair had been completed with some minor repairs being taken care of under the warranty by Superstructures or in-house. Susan reported that one landing repair quoted at \$1,500.00 had been taken care of by SCPM Maintenance personnel as a part of their contract hours, thus incurring no additional costs to the Association. Pete Engel requested that the Manager inform the Association's insurance carrier that the repairs had been completed.

The Board discussed the August 11th letter from Assistant Fire Chief Carter informing them of the deadlines for compliance with the fire violation issues. After discussion, it was agreed by consensus that Susan LaRocca would contact the three companies that had previously submitted bids on this project to request that they submit new bids based on the new requirements and Pete Engel would research the statutes/fire codes & would discuss the required fire systems with the City of West Melbourne and Space Coast Condominium Association upon his return to Florida in January.

Kathie Heisey made a motion to ratify and approve the Board of Director's Actions Between Meetings to authorize & approve the bid of A1A Contracting to effect the repairs of all of the underground water pipes in the Garrett's Run clubhouse and replace/retile the bottoms of the bathroom shower stalls at a cost of \$5,100; approval of the payment plan for Account #20200 and authorized Legal Counsel to proceed with collection on Account #20227. Pete Engel seconded the motion and it passed unanimously.

The Manager presented a request from the owner of Unit #611 to cap-off/remove the spigot outside his home. Fred Sahlstrom made a motion to approve the removal of the spigot at the

owner's expense by a licensed professional. This motion was seconded by Al Fassler and passed unanimously.

Cathy Griffith announced that the Budget Committee had begun the 2010 budget process and that they were carefully reviewing all expenditures. She informed the members that during this past year, the Association had many unanticipated expenses such as: landing repairs, pavement repairs, conversion of the irrigation system from hydraulic to electric and most recently the plumbing leak in the clubhouse, and while it was hoped that the Association would not experience as many unanticipated expenses in 2010, the Association needed to budget for installation of the required fire alarms and monitoring of the sprinkler systems. Cathy reminded the members that the Committee and Board members are all residents of the community and experience the same financial difficulties as their neighbors. She stressed that they are working to keep the 2010 Budget and maintenance fees very close to the 2009 rate.

Cathy Griffith reminded the members that we are still in the hurricane season and that everyone needs to have their own plan should a storm threaten the area. She reminded everyone that porches and landings needed to be cleared of any item that could become a missile and fly into a window.

Janet Hord of Unit #809 complained about the "sloppy job" done by the landing contractor and inquired when Board approval would be given for the reinstallation of her screening that was removed during the repairs. She was informed that based upon advise from Legal Counsel, the Board will take no action until current litigation is resolved.

With no further business to be conducted, Fred Sahlstrom made a motion to adjourn the meeting, Pete Engel seconded the motion and it passed unanimously. The meeting adjourned at 7:47 p.m.

Respectfully submitted,

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