

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
December 16, 2005

The meeting was called to order by Bill Strawn at 9:00 a.m.

The board members present were: Bill Strawn, Pam Neal, Larry Newkirk & Hal Seymour
Sean Mohan (via speakerphone).

Board members absent were: Becky Lindsay and Nancy Gallagher

Lea Stokes and Wendy Posella of Preferred Management Services, Inc. were also present.

Bill Strawn confirmed that a quorum has been established and the association has complied with the notice requirements for the meeting.

Lea presented the minutes of the board meeting held on November 18, 2005. A motion was made by Larry Newkirk to approve the minutes as presented. The motion was seconded by Pam Neal and carried unanimously.

Manager's Report

Lea Stokes presented the Manager's Report (copy attached).

The Board discussed the issue of door handles. The board determined that any owner needing to replace the hardware on their front doors replace them with a handle of the same finish as the original door hardware.

Larry Newkirk asked Lea Stokes to copy him on the letter to the developer regarding the potential discrepancies in the turnover audit.

Bill Strawn thanked management and maintenance for implementing the program to hose down the HVAC units on the roof monthly. He also thanked Wendy Posella for the trash pick-up reduction in order to save the association money.

Pam Neal mentioned that the \$200 that was approved for the Hammock Advocacy Group was not going to be spent. Instead, she made up flyers and distributed them throughout the building.

Committee Reports:

Financial Committee

1. Larry Newkirk provided the financial report for November. The board approved closing the Bank of America account and consolidating all their accounts with Cypress Coquina Bank. Larry requested that the legal and professionals fee be broken down on the P&L statement. Larry also asked that a reserve study proposal be presented with the cost to be split be buildings II & III.

Social Committee

1. Bill Strawn advised that a pre-New Year's party will be held on Friday 12/30/05 at 6:00 pm in the multi-purpose room. Wendy will prepare flyers and post them in the elevators asking everyone to bring a dish to share and the drink of their choice.

Landscape Committee:

1. Lea Stokes stated that she has received a proposal from Land Care adding annuals and plantings in the beds at the front of the building. The proposal is for three rotations per year. The total cost for three rotations annual will be \$2,400. A motion was made by Larry Newkirk and seconded by Pam Neal to have Land Care do one planting at \$800. The board will then determine whether to continue the rotations in the future. The motion carried unanimously.

Unfinished Business

Lea is continuing to pursue a licensed General Contractor for the steps to the dune walkover.

New Business:

The next board of directors meeting will be held on Friday, January 20, 2006 at 9am in the multi-purpose room of SCIII.

Pam Neal asked that the association purchase a mail box for each mail room large enough for oversized envelopes and a storage box for the office to store packages for owners. Management will address this issue prior to the next meeting.

Wendy reported that she will be installing a DSL in the office for wireless computer access. This should also allow owners to have wireless access in the multi-purpose room.

Bill stated that he would like to start a President's report to post on the web site. The board agreed they would begin posting this report in 2006.

Other Business:

There being no further business to bring before the board Larry Newkirk made a motion to adjourn the meeting at 10:10 a.m. The motion was seconded by Hal Seymour and carried unanimously.

Respectfully submitted to the board of directors of the Surf Club III Condominium Association, Inc.,

Lea Stokes and Wendy Posella
Community Association Manager