

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
SEPTEMBER 9, 2005

The meeting was called to order by Bill Strawn at 9:17 a.m.

The board members present were: Bill Strawn, Pam Neal Larry Newkirk,
Becky Lindsay.

The board members absent were: Hal Seymour, Sean Mohan and Nancy Gallagher.

Sharon O'Brien of Preferred Management Services, Inc. was also present.

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

Sharon presented the minutes of the board meeting held August 19, 2005. The minutes were corrected as follows: page 2, paragraph 2 under Old Business references hallways and it should reference walkways. A motion was made by Larry Newkirk and seconded by Pam Neal to approve the minutes as corrected.

Manager's Report

Sharon O'Brien presented the Manager's Report (copy attached).

#5 of the manager's report, the board remarked that the 4th, 5th, and 6th floors look good. #11 of the manager's report, it was noted that George Wilder has not been contacted regarding installing the water for the car wash and the price for that should have been included in the bid. Bill Strawn Barber said that it has not been done because of the weather and hopefully it should be done next week. #16 of the manager's report, Pam Neal stated that the elevators are still not clean.

Committee Reports:

Larry Newkirk said he would like to know what the cost is for association mailings. Bill Strawn said that the association is charged for minute transcription and he thought that was included in the management fee. Bill also questioned if the photocopying for the mailings could be made on site. Larry stated that management shouldn't have to absorb the costs for the budget or mailings for owners meetings. No action was taken.

Old Business

1. Bill Strawn stated that the permit for the dune walkover water has been applied for and that it will be installed down by the wooden walkway. Bill said that Bay Communities has no problem with the encroachment. Greg from Bay Communities said

it is okay as long as there was no harm done to the scrub jay habitat. The board brought up the ramp for the walkway. John said that it is not approved because Bay Communities has not met their requirements. The suggestion of the board was to just build the walkway down to the hill and not worry about the ramp for now.

2. Bill said that the changes to the declaration have passed and will be recorded by the association attorney.

3. Bill Strawn spoke about installing windows at the ends of the buildings. Bill stated that he thought that would be a structural change and that the board could not approve that without it going to the owners for a vote. An owner present asked about installing hurricane shutters instead of windows. Larry Newkirk stated that he thought that would still be a structural change. Bill stated that he believed it would take a 75% vote. Bill suggested that in the next 3-6 months the board could present it as a question to the owners with other things that the board may want to do. Becky Lindsay said that she would have a recommendation at the next meeting.

New Business

Bill Strawn mentioned that each board member was a liaison to each committee i.e. Pam Neal, Rules & Regulations, Becky Lindsay, Architectural, Hay Seymour, Landscaping, Larry Newkirk, Budget and Nancy Gallagher, Social. The boards' suggestion was to have Raenell email all the board members and request that the board liaison of each committee attend the next meeting.

Becky Lindsay inquired about hurricane shutters. Bill Strawn said he has talked to several vendors. Bill said that he would like to meet with Weather Guard to determine a cost. He suggested that Becky attend the meeting if available. Bill stated that the bids are all very similar. Bill mentioned that when information is obtained a mailing will be sent.

Pam Neal stated that the ceiling in the center of the garage was wet this week when it rained. She also mentioned that the mail room floors are not clean. She would like to know how often they are supposed to be cleaned. She also inquired as to whether there was something that we could put on the tile in the breezeway because it is so slick when it gets wet.

The board mentioned that the motion lights in the trash rooms still need to be done and that the outside lights have been on all day. The board inquired as to whether or not they were on a timer and asked management to have that checked.

Becky Lindsay stated that Surf Club I have a USA Today stand and she would like to know if they could get one in Surf Club III. Bill stated that he didn't see why not and suggested that Becky could get the number off of the stand at Surf Club I and call them.

Other Business

John Barber informed the board that there was a meeting set up the prior Wednesday regarding the Council of Presidents and Bill Harkins did not show up. John also stated that he met with Bill Harkins and Mr. Harkins stated that he would resign if he knew who the board would be. John stated that a recall could be done but that Mr. Harkins could tie it up. John stated that something should happen in December and to just wait until then.

There being no further business to bring before the board, Larry Newkirk made a motion to adjourn the meeting at 10:30 a.m. The motion was seconded by Pam Neal and carried unanimously.

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

Sharon O'Brien
Community Association Manager