

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
August 19, 2005

The meeting was called to order by Bill Strawn at 10:00 a.m.

The board members present were: Bill Strawn, Pam Neal, Larry Newkirk, Becky Lindsay, Sean Mohan and Nancy Gallagher (via speakerphone).

The board members absent were: Hal Seymour

Lea Stokes of Preferred Management Services, Inc. was 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 July 15, 2005. The minutes were corrected as follows; page 2, paragraph 3 references magnolia trees and it should reference palm trees. Page 4, paragraph change the word "by the owners..." to "near the owners..." Larry Newkirk requested that information about the financial reports be included in the minutes. A motion was made by Sean Mohan and seconded by Larry Newkirk to approve the minutes as corrected.

Manager's Report

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

The board requested that management request a service agreement proposal from Jacksonville Sound. The board also requested that the manufacturer of the fire alarm system, Edwards System Technologies (Edwards System II) to identify approved service companies.

Committee Reports:

Larry Newkirk presented the financial report. The budget is basically in line with the exceptions being engineering fees for warranty work, legal fees against the MSOA, equipment purchases, etc. Work will begin soon on the budget for 2006. In addition, Larry requested that all check registers be faxed to him regardless of who is signing the checks. He did not receive this information for June 2005.

Old Business

1. Special owners meeting – Bill Strawn advised that the board and management are still contacting owners requesting they return their proxies by the owners meeting on September 9th. We have received approximately 120 proxies and we must receive 143 affirmative votes for the amendments to the Declaration to be approved.
2. Haskell update – Work continues on the punch list items. The roof repairs have been completed however they have not been inspected. The sidewalk at the back of the

building will be replaced by Haskell upon completion of the repairs. John Barber, association consultant, is continuing to meet with Haskell on a regular basis.

3. Dune Walkover – Lea advised the board that she has provide George Wilder, association contractor, with the authorization to pull the permit for the ramp. Bill Strawn indicated to the board and members present that the concrete walkover is in a holding pattern due to the government entities that have to sign off of the scrub jay habitat.
4. Hurricane Shutters – Bill Strawn presented the board with a package including information on three shutter contractors. He asked the board to review this information for discussion at the next meeting.
5. Window installation at the end of each floor – Lea advised the board that an installation of a window to close the opening at the end of each floor could be considered a material alteration to the common elements and may take the approval of 75% of the unit owners. A motion was made by Larry Newkirk to deny the request by a unit owner to install the window based on this concern. The motion was seconded by Becky Lindsay and carried 5-1 with Pam Neal dissenting.

New Business:

1. Vehicle Storage by unit owners – Management has received complaints about vehicles being stored in the garage by absentee owners or other owners with multiple vehicles. A request had been to allocate an area at the back of the garage in the event an owner leaves a vehicle in their absence or has multiple vehicles. The board advised that this would be common courtesy by unit owners however they do not feel it is an enforceable board policy.
2. Rebar coming through patios – Lea advised that she is unaware of the specific unit owners however she will get this information from Raenell and forward to John Barber for his inspection.

Other Business:

Bill Strawn advised the board and members present that the Council of Presidents has contacted Bill Harkins for a meeting to discuss the control of the Master Association.

Larry Newkirk requested that the drains at the end of the hallways be cleaned regularly. Pam Neal requested that the elevators and the tile floors be cleaned more thoroughly and more often. In addition, the board requested maintenance to initiate a schedule to begin painting the fire pipes in the garage.

There being no further to bring before the board Larry Newkirk made a motion to adjourn the meeting at 11:50 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.,

Lea Stokes
Community Association Manager