

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
JULY 15, 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 and Nancy Gallagher

The board members absent were: Hal Seymour and Sean Mohan

Raenell Wilkison 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.

A motion was made by Bill Strawn to approve the minutes of the board meeting held June 25, 2005. Larry Newkirk seconded the motion and it carried unanimously. The board requested that management post the minutes and the management reports on the website "subject to approval at the next board meeting".

Manager's Report

Raenell Wilkison presented the Manager's Report (copy attached).

- Larry Newkirk requested (Legal Fee's) ledger item be broken down into sub-categories. A) Professional- John Barber, etc. B) Legal- Master Association and C) Legal In-house cost (liens, etc)

Committee Reports- New Committee Liaisons were appointed as follows:

- | | |
|-----------------------|-----------------|
| • ARC | Becky Lindsay |
| • Rules & Regulations | Pam Neal |
| • Social Committee | Nancy Gallagher |
| • Landscape | Hal Seymour |
| • Finance/Budget | Larry Newkirk |

Old Business

Jacksonville Sound invoice was discussed between Board of Directors. The invoice for Jacksonville Sound was between Palm Coast Property Management and Jacksonville Sound. Bill Strawn thought that the current Board of Directors and Ownership was not responsible for contract or invoice. It was decided that a letter would be sent from Preferred Management demanding that Jacksonville Sound perform as per contract or contract would be considered null and void. Larry Newkirk asked Raenell Wilkison to get bids WSA and any other Fire Alarm Company just in case Jacksonville Sound does not provide proper service. It was also discussed at the meeting that a letter should be sent to all owners of the property telling them that their smoke alarms cannot be disconnected for any reason and if they are disconnected without proper notice given to the Management office the service fee from the company and from Surf Club III would be charged to them.

Bill Strawn asked that Management please post the minutes of the Board of Directors meeting within a week of the meeting to the website with a disclaimer that states:

Draft only- not approved minutes

Dead Palms- Raenell Wilkison explained that the dead palms at the south end of the building were now gone. Raenell Wilkison paid Jimmy Corbin \$50 to haul away the palms. The bids from Landcare, Inc. were discussed. It was decided that Hal Seymour would handle any issues regarding the Palms and removal of such. Bill suggested that instead of paying to have trees removed that he bring a truck and a chain on a weekend and a couple of the board members attach the chain to the truck and pull the trees up themselves.

Shutters: Bill Strawn explained to the membership the draw backs of Polymer Shutters vs. Aluminum Shutters. Bill Strawn made a motion to re-open the shutter selection to the ARC-Committee for further investigation. Pam Neal seconded the motion and the motion carried unanimously. The reason for re-opening the issue was due to aluminum being hard to acquire in Florida.

Boats/ Recreational Vehicles: Bill Strawn pointed out that the Natty Dread had reappeared. It was discussed about towing the vehicles that are parked in the Garage or above parking overnight. It was decided that Management would notify the violators in writing on the 1st offense. On the second offense, a fine of \$100 a day would be enforced as stated in the Condominium Documents.

New Business

Bill Strawn discussed the new plans for the Dune Walk-over and showed the plans to the other board members.

Pooper Scooper Law- Open discussion took place regarding violators of the community pooper scooper law. The board asked Raenell to post in the mailrooms notices that violators would be fined. Pam Neal made a motion that a \$25.00 fine would be imposed after a 2nd offense had been committed. Becky Lindsay seconded the vote. The motion carried three to one.

Windows being installed at the South ends on each floor due to a wind tunnel being caused near owner's condominium was opened for discussion to the Board of Directors by Bill Strawn. Bill stated that one of the owners was waiting for an engineering report at the owners cost to install a window on the 7th floor. It was discussed:

- a) Who would be responsible for keeping them clean?
- b) Who was paying for initial cost?
- c) What would be the boards/owners legal ramifications if something is not done about the wind tunnel?
- d) What are the legal ramifications if they are installed and another problem arises from the installation and who is going to pay to have them removed if the window does not work?
- e) If the board allows the owners to install the windows with a vote, what else is going to be asked in the future to approve
- f) Since this is a design flaw should Haskell be responsible to correct?

Pam Neal motioned to approve the window installation subject to approval of the engineering report. Nancy Gallagher seconded the motion. After a couple more minutes of discussion, Nancy Gallagher withdrew her vote. The motion was dropped due to a lack of a second. The subject was tabled until further research could be found out about the legal ramifications.

Administrative Office Move: Bill Strawn made a motion to move the administrative office for Surf Club II to the office of Surf Club III and make the Surf Club II the new maintenance office. Larry Newkirk seconded the motion and the vote was carried unanimously.

Pam Neal made a motion to dismiss the meeting. Larry Newkirk seconded the vote and the vote carried unanimously.

There being no further business to bring before the board the meeting was adjourned at 12:05 p.m.

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

Lea Stokes
Community Association Manager