

**SURF CLUB III CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**January 15, 2005**

The meeting was called to order by Mike Blackwell at 10:30 a.m.

The board members present were:

Mike Blackwell  
Larry Newkirk  
Hal Seymour  
Bill Strawn

The board members absent were:

Bill Sharp

Lea Stokes and Desi McCandless of Preferred Management Services, Inc. were also present.

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

Mr. Blackwell introduced Preferred Management Services as the new management team for Surf Club III. He thanked the management team for coming on board so quickly and for all the improvements that have been made since January 1<sup>st</sup>.

A motion was made by Larry Newkirk to approve the minutes of the board meeting held December 11, 2004 with one correction. The \$8.00 per hour for a janitorial person was a suggestion not a direction from the board. Bill Strawn seconded the motion and it carried unanimously.

Manager's Report – Lea presented the management report (copy attached). A motion was made by Larry Newkirk and seconded by Bill Strawn to allow management to purchase two (2) additional luggage carts for the building. A motion was made by Larry Newkirk and seconded by Bill Strawn to purchase a 19" television and install it in the exercise room. The motion carried unanimously. A motion was made by Larry Newkirk and seconded by Bill Strawn to authorize management to establish the association bank accounts with Cypress/Coquina Bank. The motion carried unanimously. A motion was made by Bill Strawn and seconded by Larry Newkirk to authorize management to spend up to \$1,200.00 to purchase a computer system for the site office. The motion carried three to one with Hal Seymour dissenting.

Appointment of a new board member – Mike Blackwell announced that Woody Whitchurch has resigned from the board. Pam Neal, owner of unit #615, volunteered to serve as a board member. The board voted unanimously to appoint Pam Neal to the board.

Rules & Regulations – Lea presented the board with a copy of the rules and regulations that have been adopted by Surf Club II Condominium association. The board agreed to review these rules and discuss them at the next meeting. Discussion took place regarding the boats

and trailers in the garage area. The board agreed to authorize management to install “Unauthorized Vehicles will be Towed” signs in the common areas. At that time notices will be placed on all boats and trailers giving the owner two (2) weeks to remove the vehicle or it will be towed. The board also directed management to notify the guards that boats, trailers, etc. are not allowed on property. Discussion took place regarding weekly rentals and/or any rental of less than a thirty day period. Management advised that they have been working diligently at Surf Club II to enforce this regulation and a great deal of progress has been made. Management will notify all owners that the rental policy will be strictly enforced. Management will also notify the guards that no one is allowed in the gate unless they have an association approval for a rental or an owner registered guest.

Dune Walkover – A motion was made by Larry Newkirk to secure bids for concrete stairs in keeping with the design of the Surf Club II walkway. The concrete should be a minimum of 8” thick and withstand approximately 3000 PSI of pressure. The railing (one if it meets code) should be included in the bid. The motion was seconded by Pam Neal and carried unanimously. Bill Strawn will follow up with the proposals.

#### Other Business

Hal Seymour discussed the condition of the lake area in front of the buildings. Mr. Strawn advised that this is the responsibility of the Master Association.

A request came from the audience to have the windows on the east side of the building cleaned. Lea advised that she has gotten a contract for the Surf Club II building and she will provide the board a proposal at their next meeting in February.

There being no further business to bring before the board the meeting was adjourned at 12:20 p.m.

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

Lea A. Stokes  
Community Association Manager