

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
February 12, 2005

The meeting was called to order by Mike Blackwell at 11:00 a.m.

The board members present were:

Mike Blackwell
Larry Newkirk
Hal Seymour
Bill Strawn
Pam Neal

The board members absent were:

Bill Sharp
Steve Weintraub

Lea Stokes of Preferred Management Services, Inc. was also present.

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

A motion was made by Larry Newkirk to approve the minutes of the board meeting held January 15, 2005 with one correction. The concrete pad for walkover would need to be 8" thick on the flat portion. Bill Strawn seconded the motion and it carried unanimously.

Manager's Report – Lea presented the management report (copy attached). The board requested that management check the water pressure in the building. Also, send a certified letter, RRR, to the company that installed the landscaping about replacing the dead palm trees. The board authorized management to pay up to \$400.00 for a television and bracket to be installed in the exercise room.

Officer Reports:

1. Treasurer's Report – Larry Newkirk provided the report (copy attached).

Old Business:

Items A-G were addressed in the management report.

- H. Car Wash – The association documents prohibit washing vehicles on site. The installation of a car wash will require a revision to the documents.
- I. Walkway to dune walkover – A motion was made by Larry Newkirk and seconded by Bill Strawn to contract for the installation of walkway, including railings, lights and a shower, to the dune walkover at a cost not to exceed \$13,000.00. The funds will be taken from the capitol contribution fund. The motion carried unanimously. A motion was made by Bill Strawn and seconded by Larry Newkirk to request authorization from the MSOA to install seats at the end of the South walkover at a price not to exceed \$800.00. The motion carried unanimously. The board agreed that the installation of the

seats and the walkway will have to be approved by the MSOA (drawings of the walkway and seats are attached).

- J. Punch list progress – Mike Blackwell presented a proposal from John Barber to employ a structural engineer, inspect the roof, prepare a punch list and coordinate the punch list items with The Haskell Corporation (copy attached). The proposal appeared to total \$10,000.00; \$2,800.00 of which will be paid directly to the engineering firm. Bill Strawn made a motion to authorize Mike Blackwell to contract with John Barber for a total of \$8,000.00 including the engineering firm. The motion was seconded by Hal Seymour and carried unanimously.

New Business

- A. Lea reported that the association has not received the turnover audit from the developer. The board voted unanimously to file a complaint with the Department of Business and Professional Regulation.
- B. Several owners voiced concern about the windows and excessive condensation. Mike Blackwell indicated that he will follow up with Haskell however this may be one of the items on the punch list that will be prepared by Mr. Barber.
- C. Pam Neal requested that the association provide additional furniture in the management office for more effective and efficient work space. The board requested a budget for approval at their next meeting.

There being no further business to bring before the board the meeting was adjourned at 12:30 p.m.

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

Lea A. Stokes
Community Association Manager