

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

The meeting was called to order by Bill Strawn at 9:00 a.m.

The board members present were: Bill Strawn, Larry Newkirk, Hal Seymour, Pam Neal

The board members absent were: Mike Blackwell, Bill Sharp, Steve Weintraub

Desi McCandless 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 Larry Newkirk to approve the minutes of the board meeting held February 12, 2005 Pam Neal seconded the motion and it carried unanimously.

Manager's Report – Desi McCandless presented the Manager's Report (copy attached)

- Larry Newkirk requested that the Management get a copy of the master key.
- Larry Newkirk requested that he receive a list of who is sent to the attorney for collection of maintenance.
- Bill Strawn asked that we get some bids from other insurance agents for our Condominium Insurance.

MOTION: Larry Newkirk made a motion to authorize Management to approve Lease Approvals. Seconded by Pam Neal – unanimously approved.

A discussion about committees was held and below is the committees so far:

ART Committee – Hal Seymour
Rules & Regs Committee – Pam Neal, Joann Robinson
Punch list Committee – Larry Newkirk
Social Committee – Bill Strawn
Insurance Committee – Becky Lindsay & Tim Holladay

Bill Strawn requested that the Board review the Rules & Regulations for SCII and make any changes or recommendations and present at the next meeting so we can move forward with approving the Rules & Regulations for SCIII.

Bill Strawn requested that Hal Seymour make recommendations for approval of Storm Doors for the next meeting. Pam Neal agreed to assist Hal.

Old Business

Bill Strawn reported that the new Master Association Board approved the improvements that SCIII wanted to do to the walkover. This was to include the bench and concrete steps. The new Master Association Board was recalled. A discussion was held whether or not to proceed with what was previously approved.

MOTION: Larry Newkirk made a motion to proceed with the dune walkover improvements which include adding benches and stairway leading to the walkover from SCIII. Seconded by Pam Neal – unanimously approved.

MOTION: Pam Neal made a motion to spend \$2,000 for office furniture for the office and lobby. Seconded by Larry Newkirk – unanimously approved.

New Business

It was requested that each resident only having to make out 1 check for all maintenance which includes the Master payments. A discussion was held and due to there being several associations, this was not possible.

Hal Seymour expressed his concern regarding the condition of the lake in front of SCIII. A discussion was held about the master association being responsible for the maintenance of the landscape around the lake.

Bill Strawn reported that SC3 hired John Barber for punch list items and an Engineer to review the entire building. There will be a thermal scanning within the next week, this test shows water intrusion.

Bill Strawn suggested that Management post approved minutes, meeting notices and agendas on the SC3 web site.

MOTION: Hal Seymour made a motion to hold Board meetings in the SC3 general purpose room. Seconded by Pam Neal – unanimously approved.

MOTION: Larry Newkirk made a motion to remove William Sharp from the board due to his absence at every meeting. Seconded by Hal Seymour – unanimously approved. Larry stated that the requirement for the Board is 5.

There being no further business to bring before the board the meeting was adjourned at 10:30 a.m.

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

Desi McCandless
Community Association Manager