

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
April 16, 2005

The meeting was called to order by Bill Strawn at 9:02 a.m.

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

The board members absent were: Mike Blackwell, and Steve Weintraub

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.

A motion was made by Hal Seymour to approve the minutes of the board meeting held March 12, 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".

Mr. Strawn presented the board with a resignation letter from Mike Blackwell (copy attached). The board agreed to work with five members until the annual meeting in June.

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

- Larry Newkirk requested that the management get a copy of the master key for the units from Haskell.
- Lea advised the board that the ACH debit forms will be mailed to all owners with the annual meeting mailing.

Committee Reports

- ARC – Pam Neal presented the board with the committee's recommendations for storm doors. The models chosen were HD3000 w/brass hardware, HD3000 w/nickel hardware, HD2500 FV and the HD400TT. White is the only acceptable color. A motion was made by Hal Seymour and seconded by Larry Newkirk to accept the specifications for storm doors. The motion carried unanimously. Management will post the information on site and on the website. Hal Seymour advised that the committee is still working on specifications and proposals for hurricane shutters.
- Rules & Regulations – Pam Neal presented the board with revised rules and regulations for the association. A motion was made by Pam Neal to approve the rules and regulations for Surf Club III has discussed by the board. Management will retype the rules and regulations and they will be sent to all owners in the annual meeting mailing. The motion carried unanimously. The board discussed revisions to the association documents. Specifically the documents will need to be revised to allow bicycles and a car wash. Bill Strawn requested all board members to present any other changes to the documents at their board meeting in May.
- Punch List – Larry Newkirk reported that the association has received the engineering report from ORB as well as the consultant reports from Haskell. Larry has met with John

Barber who is working on behalf of the association. John will be preparing this punch list for presentation to the Haskell Corporation.

- Social Committee – Bill Strawn advised that Mrs. Strawn is seeking volunteers for the committee. They plan to have coffee and donuts in the community room a couple times a month either on Saturday or Sunday. These times will be posted. In addition, the committee is hoping to hold bi-monthly social events TBA (to be announced).
- Insurance Committee – Lea reported that three agents have received information from management to provide quotes for insurance. Becky Lindsay reported that some of the agents are unable to get proposals. Becky will get with Lea on Monday to get the names and numbers of the companies that are working on our insurance. The board instructed management to seek proposals for an insurance appraisal.

Old Business - NTR

New Business

Discussion took place regarding the sidewalk to the dune walkover. A motion was made by Larry Newkirk and seconded by Hal Seymour to have the sidewalk made out of wood with the flat portion to be poured concrete. The motion was carried unanimously. Bill Strawn will contact the vendor that built the benches on the walkover for a proposal.

There being no further business to bring before the board the meeting was adjourned at 11:30 a.m.

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

Lea A. Stokes
Community Association Manager