

**SURF CLUB III CONDOMINIUM ASSOCIATION, INC.**  
**ANNUAL MEETING**  
**June 25, 2005**

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

Mr. Strawn confirmed that a quorum has been established and the association has complied with the notice requirements for the meeting. Mr. Strawn made a final call for proxies.

Lea Stokes counted all proxies and determined that a quorum has been established for the annual meeting. There were 106 unit owners present either in person or by proxy.

A motion was made by Larry Newkirk and seconded by Hal Seymour to approve the minutes from board meeting held on May 21, 2005. The motion carried unanimously.

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

**MOTION:** Larry Newkirk made a motion to approve the manager's report and Pam Neal Johnston seconded the motion. The motion carried unanimously.

**Officer Reports:**

Larry Newkirk presented the treasurer's report. The association is over budget due to utilities, insurance and legal costs.

Bill Strawn, outgoing President, thanked the board and committee members for their hard work over the past year. Members of the audience thanked the board for their hard work and commitment to the association.

**Committee Reports**

Haskell Update

John Barber reported that he was continuing to work with Haskell Construction on the punch list.

**ARC/Landscaping Committee**

Hal Seymour requested a \$1,000.00 budget to work with LandCare to install plants and trees that will add color to the landscaping around the building. A motion was made by Larry Newkirk to authorize up to \$1,000.00 at Hal's discretion on the landscaping. The motion was seconded by Pam Neal and carried unanimously. Bill Strawn read a letter from the owner of unit #724 requesting the installation of a fixed window in the opening adjacent to their unit due to the wind. It was determined that an engineer's report on installing a window and any effect that may have on the building would need to be received before the association could make any changes to the common areas. Bill also advised that the steps and the shower for the dune walkover and the car wash have been approved. We are waiting on a final bid from the contractor.

## Old Business

Extensive discussion took place about rentals in the building for less than one month. Management advised that they are enforcing the rules with the owners however the guards are allowing residents to access the building that do not have approvals. Management has attempted to work with Palm Coast Property Management to update the post orders and provide the guards with better direction to no avail.

## New Business

The following represents the votes for the amendments to the documents:

**Declaration, Article II, Iii:** Yes- 100 No - 6

One hundred (100) unit owners voted in favor of the amendment and six (6) unit owners voted against the amendment. The required vote for the change to take place is one hundred forty three (143) therefore the amendment failed.

**Declaration, Article XIII, liv:** Yes- 105 No- 1

One hundred and five (105) unit owners voted in favor of the amendment and one (1) unit owners voted against the amendment. The required vote for the change to take place is One hundred forty three (143) therefore the amendment failed.

**Declaration, Article XXIV:** Yes- 99 No- 7

Ninety nine (99) unit owners voted in favor of the amendment and seven (7) unit owners voted against the amendment. The required vote for the change to take place is One hundred forty three (143) therefore the amendment failed.

**Bylaws, Section 4.4:** Yes- 105 No- 1

One hundred and five (105) unit owners voted in favor of the amendment and one (1) unit owners voted against the amendment. The required vote for the change to take place is ninety-one (91) therefore the amendment passed.

A motion was made by Larry Newkirk and seconded by Pam Neal to hold a special owners meeting within ninety days of today's date to attempt to follow up with the owners that did not vote at today's meeting. The proxies for today's meeting are valid for up to ninety days. The motion carried unanimously.

Bill Strawn introduced the board members for the upcoming year:

Sean Mohan	Present
Pam Neal	Present
Larry Newkirk	Present
Hal Seymour	Present
Bill Strawn	Present

Mr. Strawn announced that the board members will be meeting immediately following the annual meeting to elect officers.

Larry Newkik made a motion to adjourn the meeting at 10:40 a.m. The motion was seconded by Pam Neal and carried unanimously.

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

Lea A. Stokes  
Community Association Manager