

## **SURF CLUB III - Board of Directors Meeting Minutes - October 21, 2005**

The meeting was called to order by Bill Strawn at 9:15 am.

The board members present were: Bill Strawn, Pam Neal, Larry Newkirk,  
Becky Lindsay, Hal Seymour - Nancy Gallagher  
Via telephone

Lea Stokes and Wendy Posella of Preferred Management Services, Inc. were also present.

Bill Strawn confirmed that a quorum has been established and the association complied with the notice of requirements for the meeting.

Lea presented the minutes of the board meeting held on September 9, 2005. The minutes were corrected as follows: Under Management Report #16 of the manager's report, Pam Neal stated that Hal Seymour said the elevators were still not clean. A motion was made by Larry Newkirk and seconded by Bill Strawn to approve the minutes as corrected. Unanimous approval by the board.

### **Manager's Report**

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

#9 of the Manager's Report change to read as follows: We did this even though it is part of the Master Association for our owners using the walkover, etc.

### **Committee Reports**

Pam Neal spoke with the tile company who installed the tile in the breezeway. They stated that indoor tile was installed. There is nothing that could be put on this tile to keep it free of water during storms thus less slippery. Lea Stokes stated that signs have been posted "Slippery When Wet". Safety cones should be purchased that can be utilized during inclement weather.

Larry Newkirk stated that the garage still had leaks. Lea Stokes stated that this was on the punch list with Haskell to take care of.

Larry Newkirk said that the pipes on all stairwells are rusted. Hal Seymour said this was also on the punch list with Haskell.

A discussion was held concerning the plants to go in the front of SC III. Steve from Landcare had a discussion this past week with Lea Stokes and Wendy Posella from Preferred Management Services, Inc. and he recommended several salt tolerant plants and also suggested having one or two larger bed areas in place of 40 round holes. It was decided for Wendy to set up a meeting with Hal Seymour, Lea, Wendy and Steve to discuss further.

### **Old Business**

Bill Strawn introduced Doug Thomas from Weather Guard Shutters. He attended the meeting to speak to the Board about his shutters. Doug's company requires 1/3 down to hold the current price. A 10% deposit is also available but price is not guaranteed at time of installation. Doug has guaranteed to the Board that if they can get a list of owners who are willing to commit within 30 days that he guarantees installation before the beginning of next hurricane season. After much discussion it was decided to approve Weather Guard Shutters in the color for the shutters and that surrounding stucco would be mandatory. There are booklets and price lists available in the Management office. Larry Newkirk made motion to approve, Becky Lindsay seconded, unanimous approval.

The Dune walkover was discussed. Previously approved was \$12,000 for the walkover, car wash shower. There is \$8,000 remaining. There will be a shower and water spigot and 3-4 solar lights are to be installed.

Haskell Update - John Barber -The roof still needs inspecting, all railings addressed by the manufacturer. Coping has been replaced. Exterior stucco is 99% complete. They are still working on the garage leaks. The exterior behind building is ready for sod. They will be touching up all exterior paint. Six units are still leading. Larry Newkirk to check the existing warranty on all windows and doors.

It was approved to have NuView start cleaning the exterior east side windows of the building.

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Fire Alarm Company - it was decided to give the contract to the Seimen's Company with Larry Newkirk motioning, Hal Seymour 2<sup>nd</sup> and a unanimous approval. Lee Stokes to contact them.

### **New Business**

Larry Newkirk presented the 2006 preliminary budget. The notices will be sent out to all owners 14 days prior to the November 18<sup>th</sup> meeting sending them the budget proposals.

It was discussed that notices for the new Master Association budget and elections will be going out soon.

There being no further business to bring before the board the meeting was adjourned at 11:10 am.

Respectfully submitted to the Surf Club III Condominium Association.

Lea A. Stokes

Community Association Manager