

SURF CLUB III CONDOMINIUM ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING  
NOVEMBER 18 2005

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

The board members present were: Bill Strawn, Pam Neal Larry Newkirk,  
Becky Lindsay, Hal Seymour. Sean Mohan and  
Nancy Gallagher were present by speaker phone.

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 October 21, 2005. The minutes were corrected as follows: page 2, Manager's Report, paragraph 4 Pam Neal stated that the garage still had leaks

Additional discussion was held at this time concerning the tile in the breezeway. Pam Neal was interested to know if anything could be done about the tiles. She was told by the tile company that they were indoor tiles and were the same as installed in many of the units. Bill Strawn requested that a letter be drafted to Haskell stating that the tile installed in the outdoor area was indoor tile and that we expect them to replace it since it is very slippery and there is nothing we can do when it gets damp or it is raining. It would be in their best interests to prevent a lawsuit and to protect themselves against a lawsuit.

Larry Newkirk motioned to approve the minutes as corrected and Becky Lindsay seconded. Motion unanimous

**Manager's Report**

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

It was asked that the light sensors in the trash rooms be installed as soon as possible by Miguel.

**Committee Reports:**

No committee reports.

**Unfinished Business**

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Wendy stated that Miguel would like to purchase hoses and storage unit to be purchased for the roof area in order for Maintenance to hose down the A/C units. This should save the owners a lot of money.

Dune Walkover Update – Lea Stokes updated the board on attempts to get the original general contractor to pull the permit. The plans are completed and stamped by the engineer. The General Contractor has informed us that he is not willing to pull the permit. The contractor that we have, while he is licensed and insured, is not able to pull a commercial building permit. Lea will get the plans next week and meet with one or two commercial contractors to get the permit pulled. That is all that is holding this back.

Haskell Update – there is nothing to report.

### **New Business**

2006 Budget – Larry Newkirk stated that very good job was done in explaining the budget in the qualifiers. Becky Lindsay motioned to accept the budget as written, Pam Neal seconded – approved unanimously.

Pam Neal discussed the Hammock Advocacy Group. They are asking for a \$1 donation per unit owner – Larry Newkirk motioned to approve a \$200 donation and Pam Neal seconded. Unanimous approval.

### **Other Business**

There being no further business to bring before the board, Larry Newkirk made a motion to adjourn the meeting at 10:45 a.m. The motion was seconded by Pam Neal and carried unanimously.

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

Sharon O'Brien  
Community Association Manager