

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
March 26, 2008

Charles Weinkauf called the meeting to order at 1:05 p.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

Charles Weinkauf, President	Carl Bauer, Director
John Rasmussen, First Vice-President	Shirley Gold, Director
Robert Bong, Second Vice-President	Chris Gourdie, General Manager
Robert Krueger, Treasurer	Carol Post, Asst. General Manager
Bryon Smith, Secretary	

Vincent Bucceri and Brian Siegel were absent.

The president announced that a quorum was present and that the notice for this meeting was posted in accordance with the bylaws and statutory requirements.

Under the provisions for owner comments, none of the owners present indicated a desire to address the board.

The minutes of the February 21, 2008 board meeting were then presented to the directors for their approval. Robert Bong moved and Bryon Smith seconded a motion to approve the minutes of the February 21, 2008 board meeting. Robert Krueger stated that in the fifth full paragraph on page two, the sentence reading "Robert Krueger rescinded the motion, Robert Bong rescinded the second..." should read "Robert Krueger withdrew the motion, Robert Bong withdrew the second..." Bryon Smith then withdrew the second, Robert Bong withdrew the motion, and Robert Bong moved and Bryon Smith seconded a motion, which was passed unanimously, to approve the minutes of the February 21, 2008 board meeting as amended.

The minutes of the February 23, 2008 organizational meeting were then presented to the directors for their approval. Robert Krueger moved and Bryon Smith seconded a motion, which was passed unanimously, to approve the minutes of the February 23, 2008 organizational meeting. The minutes of the February 28, 2008 board meeting were then presented to the directors for their approval. Bryon Smith moved and Robert Krueger seconded a motion, which was passed unanimously, to approve the minutes of the February 28, 2008 board meeting. The minutes of the February 29, 2008 board meeting were then presented to the directors for their approval. Robert Bong moved and Shirley Gold seconded a motion, which was passed unanimously, to approve the minutes of the February 29, 2008 board meeting.

Robert Krueger then gave the treasurer's report. He indicated that the Association ended January with a surplus of \$27,625. He also reported on the status of the reserve accounts and stated that the SunTrust Property Insurance Fund had a balance of \$183,166 as of January 31. He also

informed the Board that three checks were received from the FDIC for the Certificate of Deposit that the Association had with the now defunct NetBank, payments which totaled \$106,278.54, leaving a balance of \$2,523.19. Shirley Gold moved and Robert Bong seconded a motion, which was passed unanimously, to accept the treasurer's report.

Chris Gourdie gave the general manager's report. He reported that CFI's Vince Bucceri is making arrangements for one of his electricians to assist the Association in instituting a program to inspect the aluminum feeder wire connections into the individual unit panel boxes. He also stated that irrigation is still down on the east side, and that the Association has been supplementing rainfall with small water tanks.

Mr. Gourdie then informed the Board that the Association had just learned that Feltrim plans to begin development on the west side shortly after closing, which would make the Association's plan to relocate to the old Human Resources/Post Office building not feasible, and that other options are being explored. He then reported that, per the Board's recommendation, the Association had purchased the 2002 Vermeer chipper for \$12,500, but was still testing boom lifts and had not chosen a particular model and type yet.

A discussion was then held concerning proper procedures for owners to follow in raising issues. No action was taken, and it was decided that the topic would be taken up at the May board meeting. Mr. Gourdie then presented the Board with a request from owner Al Toto asking that all condominium owners be required to carry homeowners insurance on their units. After discussion, it was decided that the Association office should send a communication to owners informing them of their responsibility to carry insurance.

Robert Krueger then presented a memo from the Design Review Committee requesting that the Board remove landscaping from the Committee's assigned areas of responsibility. It was decided by consensus of the Board that the Design Review Committee be relieved of the responsibility of landscaping and that landscaping be the responsibility of the general manager.

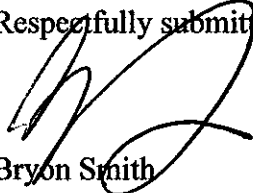
The next item on the agenda was consideration of the in-house landscaping proposal. General manager Chris Gourdie presented the proposal. He pointed out several benefits to the Association: having the control would bring about a big increase in quality; weed/pest control and fertilization would be done by an outside contractor more frequently than is currently in the OneSource contract; and landscape renovations would also be done in house at considerable cost savings. After a lengthy discussion, Carl Bauer moved and Shirley Gold seconded a motion, which was passed unanimously, to accept the proposal and move forward with taking over the landscaping in-house.

The next agenda item was confirmation of a committee to study the possibility of installing mailboxes on Association property. The president confirmed the establishment of the committee of which Shirley Gold would be chair and Chris Gourdie and Carol Post would be non-voting members. He instructed Ms. Gold to choose at least four other members and to look at the possibility of providing cluster mailboxes in a number of locations around property. Shirley Gold then gave a report of what she had learned from Post Office supervisor Rodney Adair and rules she had obtained from the Federal Register. A discussion ensued, and the Board instructed

the committee to research the issue, choose locations for the cluster boxes, and put together a proposal for presentation to the general membership.

At 3:10 p.m., Carl Bauer moved and Bryon Smith seconded a motion to adjourn.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Bryon Smith', written over the text 'Respectfully submitted,'.

Bryon Smith
Secretary