

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
March 24, 2016

John Rasmussen called the meeting to order at 10:00 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	Joyce Morris, Director (via phone)
John "Randy" Kuhl, Treasurer	Earl Monari, Director
Glenn Norton, Director	Chris Gourdie, General Manager
Carl Bauer, Director (via phone)	Brenda Richardson, Accounting
Thomas Leiser, Director	

Richard Moore and Bryon Smith 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 provisions for owner comments, Richard Leiter was present to address the board regarding the volunteer program that is headed up by Randy Kuhl. He expressed concern about using volunteers instead of employees, due to liability issues involved. He also stated that some owners like the look of these areas as is and do not want the Association to thin them out.

Chris Gourdie then proceeded to the first agenda item, which was maintenance of natural areas. He stated that the Association's attorney helped formulate the waiver that is signed by the volunteers, but added that having volunteers work on Association property was not risk free. Mr. Gourdie also met with the Polk County Forester and determined that the most important factors are the long-term health of the wooded areas. There are two species that the Association has to get rid of: Brazilian pepper trees and the invasive vines that we have growing on the trees, including potato vines and kudzu. The Association will need to thin out undesirable and excessive growth to benefit what remains. These areas may look unattractive when first thinned, but in time will look great. He also stated that the Association will be planting some pine trees to fill in the first area cleared. Mr. Gourdie presented guidelines to the board, but no action was taken. Since the volunteer season has ended and there will be no more clearing done until next winter, the board will have time to determine how to manage these natural areas and come up with a five-year plan.

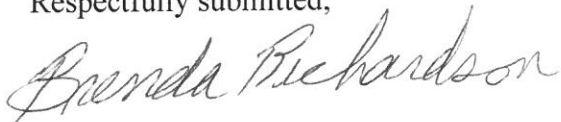
The next item on the agenda was relocation of the west side trash disposal area. Since this will involve changing the common element of the Burnway North Condominium Association, Chris Gourdie suggested that this association have a special meeting to vote for this change to their common area. This vote would only involve Burnway North owners. Randy Kuhl moved and Glenn Norton seconded a motion, which was approved unanimously, to have a special meeting for Burnway North owners to vote on moving the trash disposal area.

The next item on the agenda was a proposed payment agreement on the Pike units, wherein Mr. Pike would pay \$500.00 per week, with the remaining balance to be paid on July 11, 2016. After discussion, John Rasmussen moved and Glenn Norton seconded a motion, which was approved unanimously, to accept Mr. Pike's proposal.

The last item on the agenda was the road maintenance. The proposal was for \$290,665.20 for resurfacing the bad areas on the east and west sides. It was brought up that the Association's parking lots should be done prior to having the roads done. Chris Goudie stated that this has already been scheduled and the Association will be completing Abbey Court and Cypress parking lots as well as all of Burnway and Corner Lake. The work on the roads is a onetime fix and does not bind the Association for future upkeep of the roads. Randy Kuhl moved and Glenn Norton seconded a motion, which was approved unanimously, to move forward with proposal as outlined.

At 11:45 a.m., Randy Kuhl moved and Glenn Norton seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "Brenda Richardson".

Brenda Richardson
Accounting