

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
September 9, 2010

John Rasmussen called the meeting to order at 10:05 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President
Shirley Gold, First Vice-President (via phone)
Robert Krueger, Treasurer
Bryon Smith, Secretary
Carl Bauer, Director

Earl Monari, Director (via phone)
Richard Moore, Director (via phone)
Joyce Morris, Director
Carol Post, Asst. General Manager

Joyce Brown was 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, no owners indicated a desire to address the board.

The minutes of the June 3, 2010 board meeting were then presented to the board. Shirley Gold requested that the details of Chris Gourdie's plan for purchase of the laundry equipment be attached to the minutes. There being no other corrections to the minutes, the president stated that the minutes of the June 3 meeting stand approved as submitted. The minutes of the August 12, 2010 board meeting were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the August 12 meeting stand approved as submitted.

Robert Krueger then gave the treasurer's report. He indicated that the Association ended July with a surplus of \$36,794 and operating cash of \$372,344. He reported that cash in reserves totaled \$662,171, \$202,479 of which is the SunTrust Property Insurance Fund. Mr. Krueger reported that \$78,500 was taken from the laundry room reserve for a deposit on the new laundry equipment, leaving a balance of \$3,025.

The next item on the agenda was the general manager's report. Assistant General Manager Carol Post reported on the status of the multi-unit building preventative maintenance schedule and installation of new plant material at the multi-unit buildings and the lakelofts. She also reported that the Association negotiated a new contract with Florida Refuse with significant cost savings and the price locked in for two years.

Under administration, Ms. Post reported that receivables in collection totaled \$230,352, \$108,282 of which is owed by Treehouse, LLC, owner of 19 units, with another \$77,234 owed by two other owners. All units in collection have been placed with the attorney and are either lienied or have had foreclosure proceedings filed. Ms. Post reported that the Association has begun collecting rents directly from Treehouse's tenants and applying them to the delinquent

fees, pursuant to a new law which went into effect on July 1. Ms. Post also reported on the installation of the new laundry equipment and gave an update on the reconstruction of the tornado-damaged buildings.

The next item on the agenda was discussion of a settlement offer presented by Feltrim/Treehouse, LLC to pay 100 percent of the past due assessments on their 12 lakeloft units, pay 10 percent of the past due assessments on their other 7 units, then keep all assessments current going forward. The board felt that it would be inappropriate to accept their offer, and therefore no action was taken.

The next item on the agenda was consideration of a new parking lot policy. The board was presented with proposed changes to the Declarations of Condominium, Section 4, paragraph 4.4(b) regarding parking spaces. John Rasmussen stated that the documents currently do not address towing or parking on the grass. Carl Bauer indicated that the 8-hour time limit for loading and unloading moving trucks was too short, and Shirley Gold suggested 24 hours. Joyce Morris moved and Earl Monari seconded a motion that the Association incorporate the changes as noted, changing eight hours to 24 hours, and adding the sentence, "Vehicles in violation of this section may be towed at the owner's expense," with said changes to be presented to the membership at the November annual meeting. Earl Monari then withdrew his second, and Joyce Morris withdrew her motion. Joyce Morris then moved to submit to the membership the proposed changes to Section 4, paragraph 4.4(b) of the Declarations of Condominium as discussed, with a copy of the proposed changes being attached to the minutes of this meeting. The motion passed unanimously.

The next agenda item discussed was synching up of the three condominium documents. Mr. Rasmussen indicated that the Declarations of Condominium, the Articles of Incorporation and the Bylaws have different requirements for amending the Association documents and that there would be less confusion if all three read the same. Carl Bauer moved and Robert Krueger seconded a motion, which was passed unanimously, to present to the membership at the annual meeting the changes to the documents as presented in order to bring the Declarations of Condominium, Articles of Incorporation and Bylaws into compliance with each other as to voting on amendments.

The next item on the agenda was the condition of the roads. Carl Bauer indicated that Westgate did receive the letter sent by John Rasmussen on behalf of the board. He indicated CFI does not have the funds to repair the roads and, since several associations use the roads, questioned the possibility of the associations taking over the roads. The board discussed having the Association's attorney do a demand letter, but was hesitant to proceed due to the time involved before resolution and the fact that having Grenelefe encumbered with a lawsuit could hinder a sale. John Rasmussen asked if Westgate would be willing to resurface any of the badly deteriorated sections, and Richard Moore indicated that they would get some proposals and possibly repair one area.

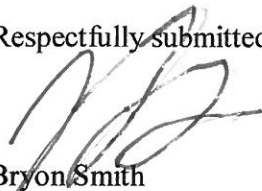
The meeting was then recessed at 12:17 p.m. for lunch and reconvened at 1:00 p.m.

The next item on the agenda was discussion of the pooled method of accounting for reserves. Robert Krueger suggested that the item be put on the agenda for the November meeting, due to the absence of the general manager, and Earl Monari and Shirley Gold expressed agreement.

The last item on the agenda was approval of the proposed 2011 operating budget and recommended level of reserve funding for 2011. After a lengthy discussion, Carl Bauer moved and Bryon Smith seconded a motion, which was passed unanimously, to approve a budget in the amount of \$2,348,025 (\$24,749 less than the proposed budget) and let the general manager determine where to make the cuts. Richard Moore was absent for this vote.

At 2:40 p.m., Robert Krueger moved and Carl Bauer seconded a motion to adjourn.

Respectfully submitted,



Bryon Smith
Secretary

Proposed changes to the Declaration

Section 4, paragraph 4.4(b) would be amended as follows

(b) Parking spaces: parking spaces are located in the condominium clusters and are not identified by numbers. These parking spaces are available ~~generally~~ for owners, their tenants, or guests without reservation or restriction except as otherwise provided herein. Upon request the condominium association is empowered but not required to assign to an individual apartment owner a specific parking space which would thereafter be numbered or otherwise identified. Thereafter such parking space would constitute a limited common element as defined hereunder and relating to such apartment. Vehicles are to be parked on the asphalt within the parking spaces provided. Under no circumstances are vehicles allowed to park or travel on the grass. The landscaped areas have irrigation heads which will break under the weight of vehicles. No campers, trailers, motor homes, boats, or vans or trucks having capacity over one ton or having more than six wheels may be parked on Association property. No unregistered vehicles, vehicles with expired tags or off-road vehicles may be parked on Association property. Furniture moving trucks or large delivery trucks are prohibited in the parking areas and drive except for Moving trucks and delivery trucks may be parked temporarily temporarily loading and unloading for a period not to exceed eight hours for loading and unloading.

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Vehicles in violation of this section ~~are~~ may be towed at the owner's expense.

Declarations

10.6 Regulations: Reasonable regulations concerning the use of condominium property may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and By-Laws. Copies of such regulations and amendments shall be furnished by the Association to all apartment owners and residents of the condominium upon request.

13. Amendments: Except as elsewhere provided otherwise, this Declaration of Condominium may be amended in the following manner:

13.1 Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

13.2 A resolution for the adoption of a proposed amendment may be proposed by either the board of directors ~~of the Association~~ or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. ~~Except as elsewhere provided,~~ such approvals must be either by:

(a) not less than 66-2/3% of the entire membership of the board of directors and by not less than 66-2/3% of the votes of the entire membership of the Association; or

(b) not less than 80% OF THE VOTES OF THE ENTIRE MEMBERSHIP OF THE Association; ~~or~~

~~(c) until the first election of directors, only by all of the directors, provided the amendment does not increase the number of apartments nor alter the boundaries of the common elements.~~

Articles of Incorporation

ARTICLE 3

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act and all of the powers and duties reasonably necessary to operate the condominium pursuant to the Declarations and as they may be amended from time to time, including but not limited to the following:

* * *

f. To make and amend reasonable regulations respecting the use of the property in the condominium; provided, however, that all such regulations and their amendments except the initial regulations ~~shall be approved by not less than 75% of the votes of the entire membership before such shall become effective.~~ shall be approved in the manner as elsewhere provided.

ARTICLE 9

Amendments

Amendment to the Articles of Incorporation shall be proposed and adopted in the following manner:

9.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

9.2 A resolution for the adoption of a proposed amendment may be proposed either by the board of directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the secretary at or prior to the meeting. ~~Except as elsewhere provided,~~

(a) Such approvals must be by not less than 66-2/3% of the entire membership of the board of directors and by not less than 66-2/3% of the votes of the entire membership of the Association; or

(b) By not less than 80% of the votes of the entire membership of the Association.

By Laws

ARTICLE 8 –AMENDMENTS

8.1 These By- Laws may be amended in the following manner:

8.2 Notice of Amendments to By-Laws. Notice of the subject matter of the proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

(a) Such approvals must be by not less than 66-2/3% of the entire membership of the board of directors and by not less than 66-2/3% of the votes of the entire membership of the Association; or

(b) By not less than 80% of the votes of the entire membership of the Association.

8.3 Provided, however that no amendment shall make any change in the qualification for membership nor the voting rights of members, without approval in writing by all members and the joinder of all record owners of mortgages upon the condominium. No amendment shall be made that is in conflict with the Condominium Act or the respective Declarations of the Condominium.