

GRENELEFE ASSOCIATION OF CONDOMINIUM OWNERS NO. 1, INC.
Minutes of the Meeting of the Board of Directors
February 1, 2018

The president called the meeting to order at 10:03 a.m. on the date above noted at the location and time specified in the notice of meeting.

Those present were:

John Rasmussen, President	Earl Monari, Director
John "Randy" Kuhl, Treasurer	Joyce Morris, Director (via phone)
Bryon Smith, Secretary (via phone)	Chris Gourdie, General Manager
Carl Bauer, Director (via phone)	Carol Post, Bookkeeper
Tom Leiser, Director	

Richard Moore and Glenn Norton were absent.

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

The following owners were present at the meeting: Ljerka Grubisic (4117), Mr. and Mrs. Richard Packard (227), Gilbert Farrell (336), Pam McKendrick (5041), Don Nieuwpoort (5060/1), Doug Turner (3553) and Mike Lane (812/3). The president asked each owner the topic they wished to discuss, and it was decided that they would each give their input when that topic came up on the agenda.

The minutes of the November 2, 2017 meeting were then presented to the board. Randy Kuhl stated that two corrections needed to be made. Joyce Morris was listed as being absent; however, she was present via phone. Also, the third paragraph should read, "There being no corrections to the minutes, the treasurer..." rather than "president." The minutes were approved with those corrections. The minutes of the November 4, 2017 organizational meeting were then presented to the board. There being no corrections to the minutes, the president stated that the minutes of the November 4, 2017 board meeting stand approved as submitted.

Randy Kuhl then gave the treasurer's report. The Association ended December with a loss of income to expenses of \$26,660 for the month and a surplus of income to expenses of \$56,021 for the year. Operating cash was \$857,461 and cash in reserves totaled \$738,209. Reserve funds are up \$186,974 since the beginning of the year.

The next item on the agenda was the general manager's report. Mr. Gourdie stated that Association building staff had been going through the property making needed repairs while waiting to find out what would happen with the lake lofts. He stated that one of the paint colors has failed over the years, so Association staff will be preparing those buildings for repainting, with plans to do twelve this year. He also reported on the installation of stone retaining walls, explaining that the timber ones the Association built previously lasted approximately four years, but the stone ones last indefinitely.

Mr. Gourdie also stated that the Association is seeing an increasing number of plumbing issues, including pinhole leaks in the original copper piping, as well as instances of renovations not being done properly. He stated that, in the next newsletter to owners, he will instruct them to make sure they carry HO-6 policies to cover any interior damages. Mike Lane then asked if the Association has considered retrofitting owner hot water heaters to minimize future damages. Even though the costs are the owners' responsibility, he felt that the Association could save money in the long run by averting future expenses. Chris Gourdie felt that installing drip pans with outside drains could be something to look into. Earl Monari stated that the Association would have to have some way of verifying that the work is actually being done, and Mr. Gourdie agreed, stating that the Association wouldn't want other people drilling holes in the outsides of the buildings for the drain lines to go through. Doug Turner asked if the pipes were already there, and Mr. Rasmussen stated that the pipes for the water heater pop-off valves and the A/C condensate lines are there, but not pipes for drain pans. Ljerka Grubisic asked about installing tankless water heaters, and Mr. Rasmussen stated that tankless water heaters have to have additional circuitry and higher-ampereage breakers than regular ones. Mr. Rasmussen instructed Mr. Gourdie to get with the Association attorney and ask what an Association can require owners to do within their own space, and to include the item on the next meeting agenda.

Earl Monari then asked to backtrack to the topic of painting and asked what percentage of the buildings are Hardie board. Mr. Gourdie said about one-third. Mr. Monari stated that customers can purchase Hardie board that is already painted, but Mr. Gourdie said that the Hardie board planks the Association purchases have to be modified/trimmed to fit the look of the building (vertical versus horizontal), so the buildings have to be painted on site. Ljerka Grubisic indicated that Association personnel installed Hardie board on her balcony several years ago, and it still looks like new. Mr. Gourdie indicated that the Hardie board sheets have worked well where it is protected, but what the Association installed on some of the decks at the lake lofts hasn't held up in the elements.

Mr. Gourdie then reported on problems the Association has had with grease in the sewer lines. Tom Leiser asked about having a plaque in the kitchen that instructs residents to not put grease down the drains. Mr. Gourdie stated that that is covered in the "Welcome to Grenelefe" guide, which Association personnel will be placing in every unit. Tom Leiser suggested that Mr. Gourdie send the guide out to the board members and allow them two days to edit them before they are placed in the units.

Under grounds, Mr. Gourdie stated that in the recent freeze, a lot of the landscaping got damaged, but most of it will come back. He stated that since the hard freeze in 2010, the Association has installed hardier plants. He indicated that the damaged leaves provide protection against future freezes, so the plants won't be trimmed back until mid-March. Earl Monari stated that he felt installing river rock in the alcoves is a great idea. Mr. Gourdie indicated that when staff details a building, if there aren't good plants in the alcoves, the staff installs river rock instead of new installs. It requires less maintenance and no irrigation, which can cause rot on the buildings.

Mr. Gourdie reported that building 419 Abbey had palmettos all over the front yard, which were very unruly and looked bad. The Association hired someone with a Bobcat front end loader to

clamp onto them and pull them out, which worked very well. Doug Turner stated that there are a bunch of palmettos between his building 355 and building 356 and asked if those could be removed also. Mr. Gourdie instructed him to have the Association office staff create a work order.

Carol Post then gave a report on collections. She stated that of the five units on the last report, three had been brought current and one was to be paid off in the next week or so. Five more owners, however, had since been sent to attorney collection for nonpayment of fourth quarter maintenance fees. The total collections, including first quarter fees due January 1, was \$20,444.68.

The next item on the agenda was approval of destruction of old records. Chris Gourdie explained that old records are destroyed according to suggested business practices, with most being kept for a period of seven years. Randy Kuhl moved and Tom Leiser seconded a motion, which was approved unanimously, to destroy the listed records.

The next item on the agenda was a discussion of the trash removal contract and consideration of switching to compactors. Doug Turner stated that the only time his wife feels safe visiting the trash site is right after the containers are emptied and Association personnel clean up the area. Other than those times, there are so many vultures there, she feels threatened. Chris Gourdie stated that a lot of people are coming from the surrounding Grenelefe communities on golf carts and dumping their trash. Ljerka Grubisic asked whether the security cameras capture the license plates and if the Association can fine people for illegally dumping, and Mr. Gourdie explained that the Association doesn't have the means to look up the plates.

Mr. Gourdie explained that the Association's contract with Republic Services is up in November 2018, but will renew automatically if the company is not notified in writing at least 60 days before the expiration of the contract. He stated that he had looked at curbside pick-up, but it wasn't possible for a lot of reasons. He proposed getting two trash compactors, one for each side. He recommended leasing rather than purchasing, that if repairs are needed the company would pick up the compactor and leave a container for residents to use while the compactor is out of commission. He presented quotes from Republic and Green Up and said he was meeting with a third company in Lakeland the following week. Based on the quotes received so far, the cost would be comparable to what the Association is currently paying. He explained that getting compactors wouldn't be a cure-all, since some people will still throw bags of trash out of their car and Association staff will still have to pick them up, but that it should be an improvement over the current situation. Tom Leiser suggested having a board meeting to vote on the issue in a month. Mr. Rasmussen instructed Mr. Gourdie to work up a hard quote on the leasing option. Tom Leiser asked if the Association can change to compactors earlier than the expiration date of the contract if it goes with Republic Services, and Mr. Gourdie answered in the affirmative. Mr. Gourdie also indicated that he would verify costs of the work needed to prepare the areas for the compactors, such as tree removal, additional asphalt, and electrical service. Although Republic Services will not consider a six-month trial, Randy Kuhl asked Mr. Gourdie to check with the other two vendors.

The next item on the agenda was management of natural areas. Earl Monari began by saying he understood that there was a petition going around about whether owners were for or against the

work being done in the natural areas. Mr. Rasmussen said he received some emails from owners, but he wasn't aware of any petition. Mr. Monari then asked if owners have any restrictions from maintaining their own areas. Mr. Gourdie said they do, in the sense that work to be done is at the discretion of Association management, but that the Association is open to working with owners. Mr. Rasmussen asked Mr. Monari to clarify what he meant by his own area, how far out from the building. Mr. Monari responded by giving an example of an area across from his parking lot. Tom Lesier asked if the Association is responsible for natural areas or if it only does maintenance on certain areas. Mr. Gourdie explained that the Association doesn't maintain the natural areas but is involved with them, that he marks the trees that are to be saved. Tom Leiser agreed that work that people want to perform in natural areas needs to be reviewed by Mr. Gourdie and Tony Aboytes, the landscape manager.

Randy Kuhl explained that three years ago, when he started working with the volunteers, there was concern about what was being cut and what was being left, and the board adopted a policy that Chris and Tony would designate what was to be cut in the natural areas. The areas hadn't been touched in years and were overgrown with vines, which were killing trees. They wanted to open up units to the golf course or clean out areas that were a hazard because of the denseness of everything, which didn't allow people to see what was happening on the other side. He gave an example of a single woman who feels safer coming home at odd hours with the natural areas cleared. He explained if there is an area he or the volunteers want to open up, Mr. Gourdie will make that determination.

Mr. Monari stated that it is his opinion that if they watch the trees die because of the vines and lack of aeration, they lose the justification for what the property is. He stated he understands that's not everybody's opinion, but feels they have to come to a common ground where they can get things done properly. He stated that in the long run they're saving the vegetation and trees and feels it's important to keep going in that direction.

Mr. Rasmussen went back to the question of natural areas versus common areas and explained that natural areas are part of the common areas, and that common areas are everything that is not within the walls of the units. He stated that he is not in favor of the clearing, that he likes the way the natural areas look and the privacy they offer. He doesn't want the trees to die, but feels that in the natural areas, that's what Florida looks like. He doesn't feel that everything is dying, but does believe that the vines are burying some nice trees. He doesn't have an answer, however, for how to maintain privacy and the barrier to the golf courses, which keep golf balls from hitting buildings. He stated that the natural areas are, in fact, common areas, so the issue needs to be taken to a vote, and as a community, the outcome of the vote determines the direction taken. Mr. Monari stated that something needs to be done about the vines, that new pines were planted after clearing vines, and this year, vines had to be cleaned off of them or they would have died. Tom Leiser then asked if the board could hear from the owners present.

Mrs. Richard Packard stated that the area next to her building looks very junky, like no one maintains it, with dead branches and garbage on the ground. She said the fence around the maintenance area next to her building (22 Cedarwood) is falling down, and she wanted to know if the Association has any plans to fix it. Mr. Rasmussen stated that the maintenance area and fence belongs to Westgate rather than the Association. Mr. Monari suggested that she write a letter to Westgate. Mr. Kuhl asked Mr. Bauer who she should address the letter to, and Mr. Bauer

said he would have Ken Carter look at it. Richard Packard stated that in the common area that their parking lot faces, there are many shrubs there that are half dead. He suggested cutting them back to let the healthy part of the plant grow. There are also large dead fronds lying on the ground. Mr. Gourdie stated that the fronds on the ground can be cleaned up now, but that the plants themselves won't be cut back until the danger of frost is over.

Ljerka Grubisic began by thanking the volunteers for the cleaning up that they are doing. She agreed that the vines are very invasive but cautioned everyone to think of the flora and fauna that has been at Grenelefe for a long time. She stated she has been at Grenelefe for 30 years. She feels that it would be hard for anyone who is not a professional to know what to remove and what to leave. She stated that another problem with the volunteers is that Association personnel are having to clean up after them, which creates additional expense, whether the other owners want it or not. She suggested if they're doing the job, to have them complete it.

Earl Monari stated that he had toyed with the idea himself, but to bring a professional group in would be very costly, and Association personnel would still be doing some of the clean-up. He agreed that it was possible that he sometimes goes too far with his cleanup, but stated that he doesn't want to, because he does want the area to maintain its natural look. He asked if she was against clean-up or just going too far, and Mrs. Grubisic stated that she felt the clean-up had gone too far. She supports the clean-up but feels some areas have been devastated. She stated that those areas are home to a variety of wildlife and if people are afraid, they should choose to live in another area. She said that she often comes home late and feels that the common areas in front of the condominiums are very safe and that the natural areas provide sound barriers and prevent headlights from shining into the condominiums at night. She reiterated that she supports cleaning up but wants to see it done professionally, rather than by volunteers, with maintenance falling on the Association. She wants the vines gone but doesn't want the areas destroyed.

Gib Farrell spoke next. He stated that he is a tree lover and he doesn't have to look very far to see the trees dying, being choked off by the vines. He stated that he wants to get rid of the vines but the question is how to do it. He stated that there were places they cleaned out last year, cut down the vines, and in one year's time, the vines are all back. He said that where Association personnel cleaned up some of his piles, there are all kinds of vines exposed, because they go thirty to fifty feet out. He said there are a lot of places where the vines form teepees with nothing living underneath. He said they have to be aggressive to begin with to get the vines killed. He stated another problem is that when places look like that, they become garbage dumps. Earl Monari agreed, stating that they have picked up more trash, beer bottles, fast food bags and baby diapers in those areas.

The next owner who spoke was Pam McKendrick. She stated that when she bought her condo five years ago, she really liked the natural look and the fact that there was something between her building and the places next door, but over the past four years, she has seen trees dying. She stated that last year she was worried that the tops of the dead trees that were hanging in vines would blow into the condo during the hurricane. She said if the area was cleaned up now, there would probably not be a lot left. She said since she has been here, the volunteer group has had a lot of support and positive feedback. She feels that if the owners stand back and watch the trees die, the place will become a garbage dump, but that if it looks nice, people will take pride in the property and the values will go up.

Don Nieuwpoort then expressed his opinion that the issue is to bring the property back to where it was before it went bankrupt. He stated that it seems some areas are being maintained, whether by volunteers or Association staff, and other areas are not, and he didn't feel that was fair. He stated that the trees in his area are overgrown with vines and that, although he likes nature, he wants to have the trees grow the way they should. He indicated that he volunteers with the group and asked if he could work on his own area, but then was told a week ago to not go any further because of some complaints. He was curious to know whether anyone in his area had complained, because he hadn't heard any. He stated that he feels the property should go back to how it was developed, although maybe not all the way clean. Although there is already something in place as far as the Association giving direction, he felt that the volunteers needed clarity on the plans, with a more specific policy.

Doug Turner spoke next. He stated that when they first started the clearing work coming in off Kokomo Road, he thought it would take a week or two, and they spent a winter there due to the huge number of vines and pepper trees. He stated there was no ground cover, nothing on the floor, and very few live trees because of the vines. He indicated that the situation was the same in front of 355 and 356, and that the only ground cover there was palmetto bushes, which were cut down but have since grown back. He stated that although they're natural to Florida, they're ugly unless they can be trimmed all the time, and the Association doesn't have enough staff to do that. He stated that the Association has planted pine trees, which look good, and he would also like to see ground cover planted in these areas. He stated that he supports picking out spots and cleaning out the vines, because the vines are killing the trees.

The last owner to speak was Mike Lane. He stated that he has been a member of the clean-up group for the past two years and that there has been no wholesale wiping out of areas. He reiterated that the area at the end of Camelot had so much dead stuff that once it was cleaned up, some trees needed to be replaced, which the Association did. He said in the other areas being done, the undergrowth is being cleared out, the vines are being cut off at ground level, and the live trees are being preserved. He stated that this year they are going back and redoing places done in the past, and some of the vines they couldn't get to last year are more exposed so they are able to get closer to the roots. He stated that during the time he has been with the group, he has about 25 people that he interacts with and everyone has expressed support for what the volunteers are doing and no one has felt they are devastating the areas. He stated that there is a red fox that runs into the overgrown area next to his place that he'd love to see it more often, but there is too much debris and damage to the landscape next to his building. He said in the past week, he has uncovered some nice palms around one of the live oaks that he didn't even know were there, that some of the vines he had pulled are 40 feet long. He said they take nutrients out of the ground and suffocate the trees, and that needs to go. He believes if people have a good feel for what they own, they will take better care of it. He stated that Saturday during cleanup, he picked up a large piece of bark and there was a snake in it. He feels if some of these areas aren't cleaned out, there are going to be snakes everywhere, that he has had baby pigmy rattlers come inside his condo. He reiterated that he has seen the same positive attitude with the clean-up efforts that he saw with the road improvements, then asked Mr. Gourdie if Association personnel could come by and pick up the piles he had called about on Monday.

John Rasmussen then shared emails he had received from owners. Roger Brandjes wrote that he does not support clearing the islands between the buildings, as they give a more natural and private appearance to the property as well as giving Grenelefe the unique landscape that makes it so beautiful. Pam McKendrick asked if that was referring to specifically between the condos, and Mr. Rasmussen stated that it was, and that that was his concern, that he doesn't want to look through his natural area and see the building behind him. He stated that while Mr. Turner didn't want to see the palmettos, that he would rather see six- or seven-foot-tall palmettos, which are natural flora, than ground cover a foot tall, because he doesn't want to see through to other buildings.

The next email he shared was from Gail Mauney, who stated that clearing islands between buildings must stop, because it not only destroys privacy and a natural sound barrier, but also destroys the appearance of the property. She asked how those doing the work have the authority to do so. The next two emails were from the Wises, who asked if all of Grenelefe is going to be cleared. They stated that they love having the woods, that they help keep the stray golf balls from hitting their vehicles and add privacy, and that they also love the wildlife. They expressed that they would rather have the areas around the buildings be kept up and looking pretty. They stated that they have lived at Grenelefe for many years and feel the woods are an important asset. They sent a second email agreeing that the vines are a problem and asking how Grenelefe can maintain the privacy, the woods and the wildlife, but still clean up the poorly neglected trees. They asked if there was a way to compromise and make everyone happy.

The next email was from Ljerka Grubisic, which Mrs. Grubisic summarized by saying the Association should maintain the domestic plants and clean the vines, but professionally, because cutting them down doesn't help. The last email was from Carol Post, who praised the work of the volunteers but stated that she valued the privacy of the natural areas and did not want the area next to her building or around the Association's shop area opened up. She felt that the work the volunteers do would have more impact if done around the buildings instead of in the natural areas, since the majority of the landscaping complaints centers on the landscaping around the buildings.

Mike Lane then added that next to his building there's a sprinkler head eight feet into the woods, which is watering and helping to feed the overgrown areas. He said he's going to keep cutting those areas down, dragging the debris to the road and asking that the Association come and pick them up. He stated that the sprinkler head tells him that that area was probably grass at one time, and the Association has let it go. Mr. Rasmussen stated that people shouldn't just take it upon themselves to go out and cut stuff down. Mr. Gourdie said the Association needs to figure out how to reclaim the areas that were once landscaped. Ljerka Grubisic said to do the vines, but not to allow just anybody to cut things down, that there has to be a program.

Mr. Rasmussen agreed, stating that there are too many different opinions on what looks good and what doesn't. He reiterated that this is a condominium community, so the issue goes to the annual meeting, and the overall vote determines the course of action, that the volunteer group can't make the decision for every owner. Earl Monari asked if the issue would come before the board initially, then be brought to the membership, and Mr. Rasmussen stated that the board can bring anything to the annual meeting. Although the issue was discussed at a board meeting some

time ago, it wasn't brought to the annual meeting because the board didn't realize how far it was going to go or how much was going to be taken out.

Earl Monari also stated that thirty years ago, he saw lighting in the common areas between the roads and the condos, with lights shining into the trees, and it was beautiful. He indicated that he would like to get back to that state. He asked for the lighting project to be on the agenda at the next board meeting.

Randy Kuhl then gave some history of the volunteer group, stating that he was the one who tried to organize it four years ago, and when the Association sent out a flier, it received one response. So Mr. Kuhl asked Mr. Gourdie if the Association would have a problem with him doing some clean-up and trimming, and Mr. Gourdie said no. He began with an island across from his building and, with his spouse, cleaned out dead trees. He stated that there were a lot of trees in there but virtually no ground cover, and the Association put down pine straw. He received a lot of positive comments and reinitiated the idea of having a volunteer group, which has since grown to about 30 people. He reiterated what the others had said about trees being covered in vines. He also explained that Brazilian pepper trees, initially planted by the developers are an invasive species and are no longer allowed to be planted in Florida, so the group is eliminating them when possible. He stated that when the Brazilian pepper trees and the vines are eliminated, there is nothing left on the ground.

Mr. Kuhl explained that the group worked its way down Camelot but has not cleared areas between buildings. He asked where anyone has objections to the work that has been done. Ms. Grubisic stated that the beginning of Birch Way is an area where there are just sticks left. She indicated that she is not against cleaning up; she is against taking everything out. She said that is the habitat of wildlife, and that if everything is cleared out, there will be no wildlife. She asked if the group had a plan for destroying the roots of the vines so they don't come back.

Mr. Kuhl stated that Mr. Gourdie has had a conversation with a state forester about what plants and trees should be left and what should come down, and one piece of advice given was to put down pine straw, which has an acidic aspect that will eventually kill the vines. He stated that the group is not prepared to come back every year to maintain the same areas, or it would never make the progress needed to save trees, so it is dependent on the Association to spread the straw. Mr. Gourdie stated that it takes five years of cutting and spraying before the vines will not come back.

Ms. Packard then asked why volunteers are needed, and Mr. Rasmussen explained that Grenelefe is a very large property, and the Association doesn't have a large enough crew to maintain the areas in question. Earl Monari then explained the governance of the Association and how the budget is created and approved. He stated that the Association doesn't have the resources to manage these areas and that is how the volunteer group came about. A discussion ensued regarding the budget and why maintenance fees at Grenelefe seem high when compared to high rise condominiums. Mr. Gourdie stated that there is 200 acres of landscaping, not including the natural areas. Mr. Rasmussen said the Association could hire more landscaping people, but the budget, and thus fees, would have to increase by that amount, and an increase like that would not get approved. Mr. Monari stated that he felt strongly that Association staff was doing everything

it could within its capabilities and that if he didn't believe that, he would not be part of the volunteer group.

Ms. McKendrick stated that there is room for compromise, that it's not a choice of clearing everything out or doing nothing. She felt that if there are owners who want their areas left alone, that they could be accommodated. Mr. Rasmussen gave an example of the area behind the Association office, saying he would hate to see the palmettos and other plants cleared out and everything taken down to the ground. Mr. Monari explained the problems the group has encountered in clearing the vines, how they run all through the areas with numerous long stragglers.

Carl Bauer then asked if all the discussion was going to result in a motion. Mr. Rasmussen stated that he wasn't sure where the issue was headed at the moment. He felt the Association needed to have a better written policy that states exactly what will be done, or possibly have all the work stop until it can be voted on at the annual meeting. Mr. Gourdie suggested that if everyone in a building agreed in writing that they wanted their area cleared, then it could be cleared. His concern about putting the issue to a vote at the annual meeting was that Westgate's vote would determine the outcome.

Mr. Bauer indicated that he didn't have an opinion one way or the other, but if he had to choose, he would probably side with John. He felt everything should be handled by Mr. Gourdie, that no one should be doing the work on their own. Mr. Rasmussen suggested putting together a detailed plan, sending it out to the membership and letting their wishes help guide the writing of the policy. Mr. Kuhl reiterated that nothing they have done has affected inter-building separations. His thought has always been to make people feel comfortable in their surroundings by clearing areas where they know there are problems, such as where the view is obstructed at stop signs. He stated that when they finish those areas, they would like to move on to areas where the view of the golf course is obstructed, such as the area around the driving range, which doesn't affect the privacy of any of the buildings. Mr. Kuhl agreed with the idea of a plan, that what he would like to do is pick areas that would be beneficial to be cleared without interfering with anyone's privacy. Mr. Farrell stated that everyone is in agreement about needing to get rid of the vines and suggested getting a professional from the state to come in and advise on how to get rid of them and control the situation.

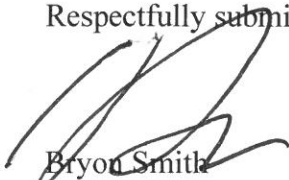
The next item on the agenda was the property and liability insurance renewal. Mr. Gourdie stated that there will likely be a premium increase of 10 to 15 percent due to the hurricane and fires in California, but that the Association's agent is looking for something under 10 percent. Mr. Gourdie asked if the board wanted to make a motion for Mr. Rasmussen and him to make the decision in April, since there won't be another regular board meeting before then, or to schedule a special meeting. Mr. Rasmussen suggested scheduling a short meeting to vote on that one item. Mr. Monari asked if the Association would continue to use McGriff rather than putting it out for bids, and Mr. Gourdie said that would probably be best, because multiple agents getting quotes close out markets from one another and the Association doesn't end up getting the best deal.

The last item on the agenda was discussion of the results of the lake loft owner meetings. Mr. Rasmussen stated that nothing passed. Mr. Gourdie explained that in the first two meetings there was no quorum, and the last there was a quorum but the motion didn't pass. He asked if his

instructions now are to continue to keep the lake lofts safe but not do any detailed maintenance. Mr. Rasmussen agreed, stating that there is no other option since there is no money for improvements. Mr. Monari stated that the Association just has to do its due diligence. Mr. Gourdie asked the board if they wanted him to consult with the attorney to find out what the alternatives are so the Association can protect itself from liability, and the board agreed.

At 12:20 p.m., Randy Kuhl moved and Tom Leiser seconded a motion to adjourn, which was approved unanimously.

Respectfully submitted,



Bryon Smith
Secretary