

CLARCONA RESORT CONDOMINIUMS ASSOCIATION, INC.
MINUTES OF EMERGENCY BOARD OF DIRECTORS MEETING

Special

November 23, 1998

Meeting was called to order at 8:45 PM by President Porter. The meeting was properly noticed. (see attached signed copies of notice)

The following directors were present: Mr. Porter, Mr. Barrett, Mr. Adkison, Ms. Fox, Ms. Boxer, Mr. Gardner, Ms. Stemock, Ms. Adams and Mr. Schoen. A quorum was present.

The following motion was made by Mr. Schoen and seconded by Mr. Barrett: I put forth a motion to put the issue of individual water meter installation on hold in order to appoint a committee to formulate a water auditing method which will meet the requirements of the St. Johns Water Management District as outlined in their letter to excel Engineering, dated September 21, 1998.

Ken Prothero then put forth a plan to monitor water in lieu of water meters.

Mr. Hillman, Association attorney, spoke on the right of the Board to install meters. It was his opinion that since water is a common expense, the Association has the duty to operate, maintain and repair or replace the common elements. He, also relayed the information from St. Johns (after conversation with Lori Burklew of the District) that the District is headed toward requiring water meters although they do not require it at the present time.

Mr. Barrett gave his scenario on what had occurred on the procedure for obtaining the water permit.

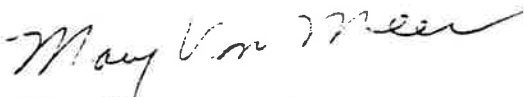
Mr. Porter read a letter from Thomas A. Gustafson, State Circuit Rider, of the Florida Rural Water Association. He had put an overnight flow test on the output valve. He felt it would not accomplish anything in monitoring the water pumped and recommended that the park install water meters on all the users as the only way to monitor use.

After more discussion from Board members and unit owners, Mr. Schoen amended his motion to the following: I put forth a motion to appoint a committee to formulate a water auditing method which will meet the requirements of the St. Johns Water Management District as outlined in their letter to Excel Engineering, Dated September 21, 1998. The motion was then passed unanimously.

Ms. Boxer made a motion and seconded by Ms. Stemock to have Mr. Hillman render an opinion on two certified letters containing complaints received by the Board. Unanimous vote. Motion passed.

There being no more business to come before the Board. Mr. Adkison made a motion for adjournment, seconded by Mr. Barrett. Unanimous vote. Meeting adjourned at 8:45pm.

Respectfully submitted,



Mary Van Meer, Secretary

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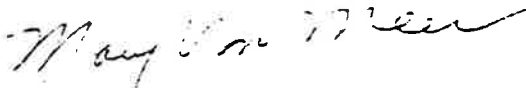
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