

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

Minutes of Annual Association Meeting,

December 9, 1999

Annual meeting called to order at 7:16pm. The proof of notice of meetings was read by Mary Lou Weaver.

All board members were present.

A motion by Peter Anzelon to have the votes disqualified because of the color of the ballots was discussed and it was clarified that all ballots must be uniform in color. Mr. Anzelon's motion was declared out of order.

1.) President Prothero stated :

1. Our water permit is in effect until Aug. 24, 2002. The Sewer Plant permit is good until 2003.
2. The laundry rooms were completed this year.
3. No lawsuits were placed against the association this year.
4. The front entrance is completed with signs, foliage and zeroscaping in the islands between the roads.
5. Our budget cost has risen, but has been kept to a minimum.
6. Reported that the Why Not News was produced during the summer months for the first time.
7. The mini-golf course has been partially repaired and made safe enough to start playing it on Dec. 14.
8. Thanks were given to all volunteers and that new committees were to be put into effect according to the skills needed by the volunteers.

2.) Jesse Weaver reported our financial situation is sound and in excellent condition. We seem to be in excess of \$ 10,000 under budget.

3.) The functions of the AERC were explained by Mr. Bufalini and requested more volunteers for the committee.

4.) The Utilities committee explained the water permit and that 85 water meters would be installed by the end of the year, with a total of 722 over a 10 year period. The use of stricter water usage policies was discussed, along with the fact that our consumption has been cut.

5.) Activities has shown a great pulling together of the park, which demonstrates the need of a larger facility.

With the ballot count completed, the results of the vote was :

Lee Adkison 448

Donna Cooper 432

Colin Cosgrove 302

Curtis Faulk 106

Clinton Porter 548

Sharon Stone 140

The Storm Shelter / Rec Hall vote was 92% in favor of it, but of the 946 votes we needed 709 for and received 598 (111 more votes were needed in favor).

Motion to adjourn by Peter Anzelon, Seconded by Olan Cryer @ 9:00pm.

*Not presented for correction
until December 2000 MFA*

*Respectfully Submitted
Mary Lou Weaver, Secretary*

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

Minutes of Regular ^{Board} Homeowners Meeting

December 9, 1999

^{Board} Regular Homeowners Meeting called to order @ 9:10pm with the seating of the new board members as follows :

Adkison, Boxer, Bufalini, Cooper, Fox, Porter, Prothero, Schoen, Stemock

A motion to vote new officers in was made by Jan Stemock, seconded by Mary Lou Fox, with one descending vote by Shifra Boxer. Ken Prothero was nominated President by Dick Shoen, seconded by Jan Stemock. The nomination was accepted by unanimous decision. The motion was made by Mary Lou Fox to nominate Clint Porter as Vice President, seconded by Jan Stemock was accepted by acclamation. The motion was made by Shifra Boxer to nominate Jesse Weaver as Treasurer, seconded by Jan Stemock, was accepted by acclamation. Dick Shoen was chosen by acclamation as Assistant Secretary. Mary Lou Weaver was chosen by acclamation as Secretary.

Motion to adjourn was made by Clinton Porter, seconded by Mary Lou Fox at 9:25pm.

Respectfully Submitted
Mary Lou Weaver, Secretary

Not yet presented for correction mlu

Clarcona Resort Condominium Association Inc.
Board of Director Terms

1997

3 Years	2 Years	1 Year
Adkison	Confer	Adams
Barrett	Fox (V.Pres.)	Boxer
Porter (Pres.)	Gardner	Houser(Resigned)
		Wehmeier (Replaced Houser)

1998

3 Years	2 Years	1 Year
Boxer	Adkison	Confer
Schoen	Barrett	Fox
Stemock	Porter	Gardner

1999

3 years
Bufalini (elected by Developer)
Fox
Prothero

2 Years
Boxer
Schoen
Stemock

1 Year
Adkison
Barrett
Porter

TREASURERS REPORT

This is our final Income/Expense Statement for the year 1999. The statement has not been audited by our CPA as yet, and an audited copy will be issued after the audit.

You will please note that we have a net income of \$11,771.87. Although we had several unexpected expenses in 1999, we managed to stay within the total budget.

One of our unexpected expenses was the necessity to install water meters at the request of St. Johns Water Management. Our total expense for this project was \$9,318.72 before tax to install 85 meters. We have 39 boxes we did not need which will be returned. Depending on the restock charge made by the supplier, we will have a refund coming of approximately \$975.00. This will lower the total to \$8,343.72 or an average of \$98.16 + tax

Another major expense was Workman's Compensation. We were re-evaluated and our cost increased. We had to pay the increase for both 1998 and 1999.

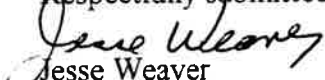
A full review will show that we are up in several areas and down in some others.

A pleasant surprise was that we received another \$50.00 installment as repayment for monies lost in a burglary. We now have received a total of \$135.00 of the \$372.62 taken.

There is an unfinished item regarding Workman's Compensation. In November we received a court ordered assessment of \$3,024.00 for our participation in the Florida Employers Safety Association in 1994. This company went into receivership and the Department of Insurance billed us the \$3,024.00 for our share of this total cost. As an incentive to pay it early, they are discounting the premium to \$2,016.00 if paid by the 15th of January 2000.

There was apparently some confusion as to responsibility for this assessment between Sun Resort and Clarcona Resort Condominium Assoc. It was sent to our attorney, Mr. Hillman, and he has assured us that the amount is the responsibility of the Condo Association.

Respectfully submitted.


Jesse Weaver

January 13, 2000