

CLARCONA RESORTS
CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS
Emergency Meeting of 3 January, 2000

MINUTES

An Emergency Meeting was called to order by President Ken Prothero at 7:04 PM. Board members present were Mr Adkison, Ms Boxer, Mr Bufalini, Ms Cooper, Ms Fox, Mr Porter, Mr Prothero, Mr Schoen and Mrs Stemock

The purpose of the meeting was to discuss and adopt rules and procedures for ~~hiring~~^{the} Manager.

1. A motion was made by Mr Porter to reaffirm action taken on 12 February, 1998. Seconded by Ms Boxer. Unanimous vote. *Attach 2 pages of action to minutes*
2. A motion was made by Mr Porter to allow the Manager to have meetings by appointment only, except in case of emergency. Scheduled date and time to be made by the Manager. Seconded by Mr Schoen. Unanimous vote.
3. Mr Porter made a motion for the Manager to have a constructive meeting with residents approximately every 2 weeks with 2 Board members in attendance on a rotating basis. One meeting a month to be held in the evening with date and time posted on the Bulletin Board. Seconded by Ms Fox. Unanimous vote.
4. President Prothero requested a motion to extend existing Manager's contract for a minimum of 3 months. Mr Porter made a motion to extend the existing Manager's contract of 1 January, 1999 thru 31 December, 1999 for a minimum of 3 months with the existing financial contract. Seconded by Ms Boxer. **YES VOTES:** Mr Adkison, Ms Boxer, Ms Cooper, Ms Fox, Mr Porter, Mr Prothero, Mr Schoen and Mrs Stemock. **NO VOTE:** Mr Bufalini.

Ms Fox made a motion to adjourn. Seconded by Ms Boxer. Unanimous vote.

Meeting was adjourned at 8:20 PM.

Jan Stemock, Acting Secretary
Jan Stemock, Acting Secretary

Accepted as corrected

Attachment to Board of Directors Meeting 3 January 2000
Copied from Board of Directors Meeting 12 February 1998
2 Pages of Action

sales and rental since the documents have not previously been enforced.
Unanimous vote.

c. Coinmack contract - Mr. Porter appointed Mr. Barrett as chair, and Mr. Adkison and Ms. Adams - Unit 313 to a committee to obtain competitive bids for laundry room washers and dryers.

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d. Volleyball court - Mr. Confer made a motion to put a volleyball net on the original court located on the right side of road as you enter park adjacent to the softball diamond and to put wood chips and a couple of picnic tables in the area between the shuffleboard court and the new basketball court.
Seconded by Ms. Boxer. Unanimous vote. (Map attached.)

New Business

a. Reward - Mr. Confer made a motion that we give Willie Knapp an \$100.00 reward from reward fund for his part in helping to convict a felon.
Seconded by Ms. Fox. Unanimous vote.

Item referred to?

b. Organization Chart - Mr. Adkison made the following motion:
Whereas, the Clarcona Resort Condominium Association is established as a not-for-profit Corporation; and Whereas, the principal officers of the Association shall be a President, a Vice-President, a Secretary and a Treasurer, all of whom shall be elected by the Board of Directors; and Whereas, the President of the Association is established to be the chief executive officer of the Association as set forth in the Declaration of Condominium, in the By-Laws, the Articles of Incorporation and the Condominium Act; and Whereas the President of the Association is the voice of the Association Board of Directors; and Whereas, the Clarcona Resort Condominium Association has hired a Manager to be responsible for the day to day operations of the Association; and Whereas, the Association Manager should communicate as to the will of the Board through the President of the Association as Chief Executive officer and voice of the majority vote; and Whereas, the President of the Association meetings with the Manager should not be intervened by any others as the President is governed to properly communicate the will of the Board; and Whereas, the Association Board of Directors sets the actions and the President implements those actions; and Whereas, the Treasurer and Secretary of the Association may communicate with the Manager in their powers and duties without giving direction as to the will of the board; and Whereas, nothing should preclude a Board of Director

or Officer to communicate with the Association Manager as a Unit owner to discuss their account or other subject specific to their needs as a Unit Owner; I make a motion that the Board of Directors adopt the proper chain of command and policies as set forth above." Motion seconded by Mr. Confer. Unanimous vote.

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c. Liens and Foreclosures - Mr. Confer made a motion to authorize Mr. Hillman, Association attorney, to go to lien or foreclosure on Unit Owners named in letter from Hillman dated February 9, 1998. (Copy attached) Motion seconded by Mr. Barrett. Unanimous vote.

d. Water Meters - Mr. Barrett made a motion to accept the bid of S. K. Zielinski Company for water meters for bathhouses and pool and set a dollar limit of \$2000.00 so any other costs incurred by installation will be covered. (copy attached) Motion seconded by Ms. Boxer. Unanimous vote.

There being no more business to come before the Board Mr. Adkison made a motion to adjourn, seconded by Mr. Barrett. Unanimous vote. Meeting adjourned at 8:55 pm.

Approved as corrected
Mary J. Van Meer
Secretary

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SUBJECT: Resolution for House Numbering

The Board of Directors of the Clarcona Resort Condominium Association passed the following resolution:

It is extremely important that in an emergency, (such as the need of an ambulance, fire truck or some other disaster occurs), the home owners lot can be quickly and accurately identified.

Therefore, be it resolved that lot numbers must be displayed for each lot that meet the following requirements.

1. Numbers must be at least 3 inches high.
2. The numbers themselves must either be *reflective* or *the background for the numbers reflective*.
3. The lots that have lot numbers that are not reflective, but the numbers are lighted by a street light or a light on the lot that stays on all night will not have to change to reflective numbers.
4. Ambulance drivers are used to looking for the lot numbers by the front door if it faces the street or the end of the unit facing the street and this is the preferred location. However, reflective numbers on posts, porch railings, etc., are acceptable as long as they are some distance from the lot line on either side of your property so there will be no confusion as to what lot the sign refers to.
5. Sun Resorts will select a method of marking the camping lots where campers are moving in and out frequently.
6. Posted on the bulletin board by the mail boxes are three examples of letters that meet these requirements, their prices and where they can be purchase. The Condo Office will have a supply of 3 inch reflective numbers with the adhesive back on hand for sale. The cost will depend on supplies available, and will vary from \$.50 to \$.60 per number.
7. All lots must comply with this resolution by April 15, 2000.