

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC

REGULAR BOARD MEETING

June 8, 2000 7pm

Meeting called to order by Acting President Clinton Porter 7:00pm. Board members present were Adkison, Boxer, Bufalini, Cooper, Fox, Porter, Schoen. A quorum was present.

The minutes of the Regular Board Meeting on May 11, 2000 were read and accepted as corrected.

The minutes of the Special Board Meeting on May 18, 2000 were read and accepted as corrected.

Officer Reports :

Mr. Porter

1. The large well gauge is fluctuating (normally pumps 11,000 gal. per min. - but today was starting out at 11,000 gal. per min. and then dropping back to about 7,000 gal. per min.) Mr. Bishop has contacted Locke Wells, the company who installed the equipment and they advised us we may not have a problem with the equipment itself. The problem may be due to the fact the water table is so low the pump is pumping water out of its casing when it starts up, and there is a large water well field being drilled nearby by the county. Mr. Porter suggested curtailing use of water until the problem is resolved.
2. People have been observed lighting whole books of matches and throwing them down. He stated this is arson and anyone seeing this being done should call 911.

Treasurers Report - No treasurers report until the vacant post is filled.

Managers Report

1. The water treatment was inspected by an inspector from Orange County Health Department and we passed with high marks. The pool was also inspected and received an excellent review. Mr. Bishop complimented the Maintenance Staff on their effort on this.
2. Violations - 23 notices and 7 second notices have been sent out - 5 from previous second notices need to to to Fining/Hearing.
3. Mr. Bishop gave a legislative update covering any changes that may affect our Condo. Copy Attached.
4. Mr. Bishop has prepared a newly revised version of "Frequently Asked Questions and Answer Sheet". To meet requirement 61B-23.002, copies have been furnished to Grace Properties and are available at the Condo Office for any prospective purchasers requesting one.
5. He updated us on the insurance coverage of the chipper and the cost of replacement.

He has done a property tour with our insurance agent and stated we need a detailed inventory of equipment with values determined to make sure of proper coverage.

He has requested competitive quotes from reputable companies as our policy renews on July 16, 2000.

7. Need to staff Fining/Hearing Committee.
8. Need action on the Disaster Preparedness Committee.

There were no committee reports .

OLD BUSINESS

1. Reasonable rules regarding inspection of records and condo documents were discussed that were covered in a letter from Becker and Poliakoff. The changes were discussed. Copy Attached.

A motion was made by Mr. Schoen to accept as amended the Rules Regarding the Inspection of Records and Condo Documents in the letter of Becker and Poliakoff dated 05/23/2000 effective immediately, Seconded by Ms. Boxer. A roll call vote was held with unanimous approval.

2. A motion was made by Ms. Boxer to nominate Mr. Thienes as Treasurer, seconded by Ms. Fox. Mr. Thienes accepted the nomination. Nomination was passed by unanimous approval. Mr. Porter advised that Mr. Thienes needed to be added to the signatory cards.

3. A list of 10 members to the Security/Gate Committee was submitted by Mr. Bufalini, followed by a discussion. A motion was made by Mr. Bufalini to accept the list of 10 members for the Security/Gate Committee, seconded by Mr. Schoen, and accepted by unanimous approval. Copy of list attached.

4. Butch's return to work status was covered by Mr. Bishop. The Dr. statement is that Butch is unable to work for 2 months from June 6. We were reminded that Butch has worked for the park for 18 years. After a discussion on the matter, with the consideration to be made on the possibility of Butch being placed on light duty, Mr. Bishop suggested pay be extended 4 more pay periods.

A Motion was made by Mr. Schoen to extend pay to Butch of \$ 100 per week to July 11 and this matter be placed on the July 13 agenda. Mr. Bishop should do research on light duty work. Seconded by Ms. Cooper, passed by unanimous approval.

5. A discussion was held on Boom Boxes in the park rules. Mr. Bishop read sections of our By-Laws pertaining to laws on excessive noise from boom boxes, TV, etc. According to Mr. Hillman, we cannot bar individuals from the park, but we can vehicles.

Mr. Adkison made a motion to install a "No Loud Music" sign at the front gate and provide a list of violators to the manager for appropriate action, and ask the attorney for a ruling on barring offenders from entering the park, seconded by Ms. Boxer and passed unanimously.

6. After a discussion on employee uniforms (comparisons made on page 2 of the attached June 5, 2000 report "Meeting Agenda Items"), Mr. Adkison made a motion to accept Mr. Bishop's recommendation for obtaining uniforms from "G & K" from the attachment of June 5, 2000, for maintenance employees, seconded by Mr. Bufalini and passed with the approval of all except Ms. Boxer.

It was determined that all employees will be required to wear the supplied uniforms.

7. The Activity Committee rules were read by Mr. Porter. Changes were made. See attached copy.

A motion was made by Ms. Boxer to accept the amended rules, seconded by Mr. Porter, passed unanimously.

* All you can eat is all you can eat on the premises only - carry outs are permitted at regular dinner donation.

* Substitute Rule 3 - to partake in these activities, the residents are responsible for the conduct of their guests.

* Change "Jack" to "No one."

* Activity Director is responsible for actions.

* Designate a person in charge in the absence of the Director of Activities.

8. A motion was made by Mr. Schoen to table the mini golf lease and name Mr. Thienes, Mr. Schoen and Mr. Adkison to the committee with others to be appointed, seconded by Ms. Boxer and passed by unanimous approval.

9. Mr. Schoen made a motion to supply communication between the gate and pool, seconded by Ms. Fox. In the discussion following, Mr. Bishop stated we already have 5 radios, 2 of which can be used by them - 1 to the gatehouse and one given to the pool monitor. Mr. Schoen withdrew his motion and Ms. Fox withdrew her second.

Mr. Schoen made a motion to remove # 8 in Old Business from the agenda, seconded by Ms. Boxer and passed unanimously.

NEW BUSINESS

1. Mr. Bishop presented Pool Chemical information. Copy attached. The company will be installing and maintaining the equipment. He stated our maintenance persons will still be checking the pool daily and will be taught to adjust pool levels.

Ms. Boxer made a motion to accept the contract for the pool chemicals, seconded by Ms. Fox, passed unanimously.

2. Authorize signatory officers to transfer funds from savings account to the checking account when the checking account funds are insufficient. (It takes 2 officers to sign checks). Mr. Schoen would like to see the President or Vice President as 1 of the signatures. Mr. Porter replied "This is already in action".

Mr. Adkison made a motion to allow signatory officers - 1 of the officers to be President or Vice President - to transfer funds from the savings to the checking account when required, seconded by Ms. Fox. Accepted unanimously.

3. Park refuse removal

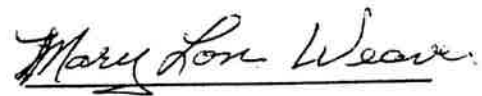
Mr. Adkison made a motion we deposit \$ 500 to Orange County and continue to remove refuse from the park as we are presently till further notice, seconded by Mr. Schoen and passed by unanimous approval.

4. Mr. Schoen made a motion to table # 4 - Shoes on the pool deck and pool monitor, seconded by Mr. Adkison, passed with unanimous approval.

5. Rent subsidy for a Deputy Sheriff to live in the park. A discussion was held on past procedures and what could be expected. Mr. Bishop stated \$ 22 per hourly rate is what off duty sheriff protection would be and presented some alternatives. Mr. Bufalini made a motion we refer the matter to the Security/Gate Committee and set up requirements, seconded by Ms. Boxer, passed with unanimous approval.

Ms. Boxer made a motion to adjourn, seconded by Mr. Adkison. Meeting adjourned at 9:27pm.

Respectfully Submitted



Mary Lou Weaver, Secretary

*Accepted as corrected
July 13, 2000*