

President Erich Hohm called the meeting to order at 7:05pm. He then called for the Pledge of Allegiance to the flag.

In a roll call vote the Board of Directors members present were Bob Albaugh per phone, Sophie Bufalini, Bill Church, Tony Donatto, Tim Jessup, Florence McNeill, Carl Vandergrift and the President Erich Hohm. There was a quorum. Manager Deidre Rick and Treasurer Vince Bufalini were also present.

Carl Vandergrift made a motion to accept the minutes of the previous meetings as written, seconded by Bill Church, accepted unanimously.

A. In his report, President Hohm gave an upgrade on the Presidential Advisory Committee with Sun Resorts. The Chairman of the Presidential Advisory Committee, Carl Vandergrift requested a meeting of the Committee to be held on Tuesday, June 16 at 7pm with input from the residents of the Association.

B. There was no Vice President report.

C. In a report by the Treasurer, Mr. Bufalini explained the collections process and bank transactions to date, and handed out copies of his report (attached).

D. Committee Reports : AERC; Utilities and Why Not News reports were given by Mary Lou Weaver. In the absence of the chairman of the Violations committee, the Manager, Diedre Rick gave the Violations report and fines recommended to be sent to CCC. It was announced that there is a need of volunteers for the Violations committee. The chairman of the CCC, Mike Parker gave his report.

Due to a resident becoming disruptive, a short recess was called which was resumed when the resident took his seat.

NEW BUSINESS AGENDA ITEMS

I. Carl Vandergrift made a motion to approve the fines for CCC and the mailing of the letters for the CCC meeting, seconded by Bob Albaugh, accepted unanimously.

II. Tim Jessup made a motion to approve Debbie Hecox as a member and chairperson for the Violations committee seconded by Florence McNeill, accepted unanimously.

III. A motion was made by Carl Vandergrift to approve the bid by James Castlewitz for \$12,000 total for the purchase of lot 1314 for Lillian E. Herdon (copy attached), seconded by Tim Jessup, accepted unanimously.

It was pointed out that bids on other properties had been received that were lower than the limit set by the Board, so therefore not considered. Other legal considerations were discussed.

IV. Carl Vandergrift explained the Utilities Committee recommendation on the lift station electrical panel, to also recommend phase protectors, protective posts and a shed placed over the box for added protection and longer life, be included in the service.

> A motion was made by Carl Vandergrift to accept the bid from Bowman Electric, Inc. in the amount of \$1,595.00 (copy attached), seconded by Bill Church, accepted unanimously. It was pointed out the funding for the project will come from the reserve fund.

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.
Board of Directors Meeting

V. Jim Botsacos of the AERC and Utilities committee, gave the AERC interpretation on the use of tarps, requirements on Gazebo additions, and requirements for skirting of units. He noted the request for the window requirement for additions be changed from the present 40% to 22%.

> Carl Vandergrift made a motion to accept the AERC recommendations on a 22% requirement in additions, seconded by Bill Church, accepted unanimously.

> Bill Church made a motion to accept the AERC recommendations on gazebos, seconded by Carl Vandergrift, accepted unanimously.

> Carl Vandergrift made a motion to accept the AERC recommendations for skirting of units past 6 months on lots. Second by Sophie Bufalini motion failed by a majority vote of 5 NO to 3 Yes Bob Albaugh, Bill Church, Tony Donato, Tim Jessup Florence McNeill voted NO. Sophie Bufalini, Carl Vandergrift, Erich Hohm Voted Yes.

During a discussion on the use of a trailer lived in by Brandon Adkison on the parcel of land behind the maintenance building (the old office building) and the recommendations by AERC,

> Carl Vandergrift made a motion to charge \$200 to Brandon Adkison for the use of the utilities at the trailer occupied by him on the parcel of land behind the maintenance building (the old office building) retroactive to his moving in, seconded by Sophie Bufalini. In a roll call vote, the motion failed by a majority vote of 5 NO to 3 YES. Bob Albaugh, Bill Church, Tony Donato, Tim Jessup and Florence McNeill voted NO. Sophie Bufalini, Carl Vandergrift and Erich Hohm voted YES.

> Tim Jessup made a motion to charge the same amount to Brandon Adkison at the trailer occupied by him at for the use of utilities to the trailer lived in by him on the parcel of land behind the maintenance building (the old office building) the same amount as paid in the Original condominium section retroactive to his moving in, seconded by Carl Vandergrift, accepted unanimously.

OLD BUSINESS AGENDA ITEMS

Re-visit Activities Discussion

> Sophie Bufalini made a motion: Whereas the Association is currently operating with budget restraints and; Whereas the Association is owed approximately \$180,000.00 (\$178, 485.00) in past due Assessments and; Whereas the Association has been trying to reduce costs to eliminate a special assessment and; Whereas activities are non-essential to the function of the Association and; Whereas the position of activity director costs the Association some \$30,000.00 annually in wages and benefits.

Therefore I move that the paid activity director position be eliminated at the end of the Pay period on or about 6/28/2009, seconded by Carl Vandergrift. In a roll call vote, Sophie Bufalini, Tim Jessup, Florence McNeill, Carl Vandergrift and President Erich Hohm voted YES; Bob Albaugh, Bill Church, Tony Donato voted NO. The motion was passed by a majority roll call vote of
5 YES; 3 NO.

Carl Vandergrift made a motion to adjourn, seconded by Tim Jessup, accepted unanimously. The meeting was adjourned at 8:50pm.

Respectfully Submitted

Mary Lou Weaver, Secretary

CLARCONA RESORT CONDOMINIUM ASSOCIATION, INC.

Board of Directors Meeting

June 11, 2009, Regular Board of Directors Meeting 7pm. Duly posted.

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Respectfully Submitted

Mary Lou Weaver, Secretary

SENDER: COMPLETE THIS SECTION

Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits.

Article Addressed to:

SUN RESORTS INC
3000 CLARCONA RD
LOT 99
APOPKA, FL 32703

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee
 B. Received by (Printed Name) C. Date of Delivery
 D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

Article Number 7008 3230 0002 9345 4345
Transfer from serv

Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

1006230000293454345

Sun Resorts, Inc.
3000 Clarcona Rd Lot 99
Apopka FL 32703

August 18, 2009

Re: 3000 Clarcona Rd # 8030

Dear Sun Resorts, Inc.

According to our records, you are now thirty days or more past due in payment of the utility service charges owed to Clarcona Resort Condo Assn Inc. The total due, as of the above date, is \$1,169.53. Please remit payment immediately to pay charges in full within ten will result in further collection actions.

Deidre Rick , LCAM
for
Clarcona Resort Condo Assn Inc