

JOINT USE GOVERNANCE COMMITTEE

LOST LAKES CONDO ASSOCIATION
NORTHWEST LAKES CONDO ASSOCIATION
140 LOST LAKES DRIVE
COCOA, FL 32926

MINUTES OF SPECIAL MEETING AUGUST 8, 2005

The meeting was called to order at 7:00 PM in the Lost Lakes Lodge.

JUC Members present were Don Feeser, serving as meeting chair, Tom Ervin, Roseann Moore, Dot Caron, serving for absent member Leon Krogulski, B.J. Wilson, Treasurer and Pat Sheley, Recording Secretary.

As this was a special called meeting, only agenda items will be discussed. Other business items will be presented at the regular JUC meeting.

Item #1 – Turnover

Jerry Clark and Dot Caron were ready to sign the deed for the turnover property. They were presented with a quick deed instead of a required warranty deed. They were advised not to sign the quick deed at this time. The lawyer will send a letter to the developer to advise them to prepare a warranty deed. There are still several problems that need to be taken care of before the transfer. A storage trailer in the RV Storage area needs to be removed. The hurricane damaged wood eaves need to be replaced. The damage from the roof leak in the kitchen needs to be repaired. There also needs to be a better description of the turnover property.

Item #2 – Insurance

There has been only one quote received (5 companies were solicited) for the recreational property. This was provided by the J. W. Edens Company. The price quoted was \$13,341.00 for one million coverage with a dishonesty bond and two million umbrella and 2% deductible. This would be for the period August 12, 2005 to August 12, 2006. The dishonesty bond and umbrella would have to be renewed May 12, 2006. A motion was made by Don Feeser and seconded by Dot Caron to accept the proposal to be effective at time of turnover. The motion was approved. It will be sent to both condo associations for approval.

Item #3 – Alcohol served at social events.

A copy of an e-mail sent to Roseann Moore and signed by Linda Miklosovic was distributed. (Attached) It concerned serving beer and wine included in the price of the dinners. It stated in the e-mail that the community was selling alcohol without a license. It was of concern that this would effect the hostess liability part of any insurance coverage. Pat Ryan suggested that the residents attending events get a signed statement that would release the club from any liability in case of any problems resulting from drinking on the clubhouse property. A motion was made by Tom Ervin and seconded by Don Feeser to table further discussion on this problem until further information is received from legal advise and also the Florida Manufactured Home Association. The motion carried.

This concluded the agenda for the Special Meeting therefore the meeting adjourned at 8:15 PM.

Submitted by Pat Sheley, Recording Secretary

August 1, 2005

Joint Use Committee

Attn: Roseanne Moore *rec'd via e-mail 8-1-5*

This note is to confirm conversation today.

I have received several calls regarding the free alcohol at the social events. I have contacted an attorney friend and this is his conclusion from the information given to him which was; these are community socials that charge a price for a dinner and with the dinner you received wine and beer.

This community is selling alcohol without a license.

I suggest that this be stopped before we are reported. I was also informed that this would create problems with our liability insurance since we are violating the law. We could be dropped from insurance.

Sincerely,

Linda Miklosovic