

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
SPECIAL BOARD OF DIRECTORS MEETING
JANUARY 17, 2025**

MINUTES

PRESENT: Chris Black – President – Present
Chuck Lockhart – Vice President
Gary Burt – Secretary/Treasurer
Jen King – Director – Present

NOT PRESENT: Nyle Brown - Director
Shelly Tutt – At-Large Director

OWNERS: None

OTHERS: Legal Counsel: Katie Franklin – Lawson, Laski, Clark PLLC
Sharon & Chuck Williamson - Managers

CALL TO ORDER

Chris called the meeting to order at 3:05 p.m.

ESTABLISH A QUORUM

A quorum was established with four (4) directors present in person.

CONFIRMATION OF MEETING NOTICE

Chris Black confirmed that the Special Meeting notice was properly issued in accordance with the Association bylaws requirements for a special board meeting. Notice of a special board was sent to all directors on January 7, 2025. Fairway Nine I Owners were notified of the special board meeting via text messaging on January 8, 2025, in accordance with the 5-day minimum noticing requirement.

The meeting was held cooperatively with the Fairway Nine VII Board of Directors to discuss the joint Fairway Nine Pool agreement proposed by Fairway Nine II.

MOTION: Chris Black adjourned the meeting into Executive Session with unanimous consent of the Board members present for the purpose of discussing legal matters regarding the Fairway Nine Recreation parcel.

EXECUTIVE SESSION

Prior to the meeting Board members were provided with an analysis prepared by management which identified areas of the agreement for additional consideration by the Board prior to approval. The analysis was based on historical management practices and common association procedures as it relates to amenity management.

Legal Counsel Katie Franklin, with Lawson, Laski, Clark was present and explained her findings with regard to the Recreation Parcel Agreement as proposed by Fairway Nine II.

Board members adjourned out of Executive Session portion of the meeting by unanimous consent to conclude the meeting.

ACTION AND CONCLUSIONS AS A RESULT OF EXECUTIVE SESSION:

MOTION: Chris Black moved to approve that Katie Franklin prepare a response to Fairway Nine II indicating the following:

- 1) *Fairway Nine I Association will generally agree to the proposed Recreation Parcel Agreement as prepared by Fairway Nine II's legal Counsel indicating that all reconstruction expenses for the replacement of the pool, hot tub, bathhouse, sauna, mechanical room, storage, fencing and site improvements will be on a square footage basis. All expenses going forward for maintenance, repairs and future renovation will be on a per unit basis.*
- 2) *The formation of the Recreational Parcel Committee with a Board President representative from each condominium association group to oversee the recreation parcel management activity is agreeable.*
- 3) *The language requiring unanimous approval of each Board for all future improvement decisions and amendment to the agreement will be reworded for a clear understanding that these decisions will require majority Board approval from each association.*
- 4) *Insurance coverage wording will be modified after input from insurance agent as to what may be required to properly insure the recreational parcel. The requirement proposed by Fairway Nine II for independent coverage by each association is generally not possible as it over-insures the property as is currently worded in the proposed agreement.*
- 5) *The management requirements for independent Rec Parcel Committee meetings, accounting practices, budgeting approvals may not be practical unless the Rec Parcel forms a separate association. Board members requested that Katie word the management portion of the agreement to reflect that the facilities will be managed in a similar manner to historical precedence to limit excessive management costs.*
- 6) *Language for fence location will be modified to state that the fence will not be expanded beyond its current configuration or location.*
- 7) *The reconstruction plan will have cost overrun provisions to be included in the agreement indicating that cost overages will be shared on a square footage basis. The Renovation Plan will be renamed to Reconstruction Plan.*

Chuck Lockhart seconded the motion, and the motion passed unanimously.

ADJOURNMENT

With no further business, Chris adjourned the meeting at 4:30 p.m.

Respectfully Submitted,

Chuck Williamson
Recording Secretary