

# Gulf Horizon Association, Inc.

Board of Directors Meeting Minutes  
Tuesday, April 8, 2014 at XXX PM at XXXX

**CALL TO ORDER:** An emergency meeting was called to order at 2:00 pm by Molly Young. A **quorum** was established. Members present were Molly Young, Dick Sawter, Vicki Roberts and Gary Hurst.

**NOTICE:** Notice for the meeting was posted in accordance with the bylaws of the Association and the requirements of Florida Statute 720.

**MINUTES:** A **motion** made by Dick Sawter and second by Vicki Roberts to hire Sunstate Management Group effective April 15, 2014. **Motion passed unanimously.**

## **NEW BUSINESS:**

- For \$750 monthly, Sunstate Management group is to proceed to work with Argus Management to assure effective turnover of documents.
- Also noted Michelle Thibeault to be Licensed Community Association for 2014 with Lynn Lakel as the LCAM partnering with Michelle.
- The board, also upon acceptance, also authorizes Michelle Thibeault to be added to Gulf Horizon's Operating bank account.
- The transition; check policies with Argus and get copies. **Motion passed unanimously.**
- A **motion** was made by Gary Hurst and second by Vicki Roberts to contact Kevin Edwards to get new amendment for non-smoking outside of 120 feet of the building and information on risk hazards.
- Gary Hurst to work with Kevin Edwards.
- Also risks of lawsuits for not practicing against health hazard or the ability to smoke in the unit.
- This authorizes head of proceed with Mr. Edwards not to exceed \$500. **Motion passed unanimously.**

## **MANAGEMENT REPORT:**

- Address leaks in 143 stacks from last summer to see if they are taken care of.
- Gary Hurst suggested we have a representative from each maintenance contract to meet with Michelle and the board meeting.
  - Allied Heating and Cooling
  - Back Entrance (not contracted)
  - Otis Elevator
  - Venice Post
  - Pool Company
- Address parking lot and causes in the fall, as well as the shingles on the roof.
- A motion was made by Molly Young and second by Gary Hurst to hire a general contractor to look at the building to see if problems can be solved by the construction for up to \$1,500. **Motion passed unanimously.**

**NEXT MEETING:** The next meeting TBD.

**ADJOURNMENT:** A **motion** to adjourn was made by Vicki Roberts and seconded by Molly Young. **Motion passed unanimously.**

Respectfully submitted,

*Michelle S. Thibeault/LCAM*

**Sunstate Association Management Group**