

## GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

Minutes  
January 19<sup>th</sup>, 2015 Annual Meeting

**Call to Order:** The meeting was called to order by Licensed Community Association Manager, Michelle Thibeault of Sunstate Association Management Group at 10:00 AM. Michelle gave a brief description of the Annual Meeting Quorum and Florida requirements for surplus roll over. Michelle noted that the surplus roll over is recommended to avoid (in the event of an audit) excess taxation. Michelle further explained the membership vote to partially fund the reserves is actually a membership vote and not a Board vote.

**Minutes:** Minutes of the Annual Meeting were waived as there were no minutes from previous management company. However, Michelle presented notes of the meeting from Rob Parry. Jennings/201 made a **MOTION** to waive the minutes and Sauter seconded.

**Quorum:** A quorum was present with 25 members present in person or by proxy.

**Proof of Notice of Meeting:** The Notice of the Annual Meeting pursuant to Florida Statute was first sent 60 days in advance of the meeting and the second notice was sent 30 days before the Annual Meeting of the Association, Inc. was held at the date, time and place:

DATE:	Monday, January 19th 2015
TIME:	10:00 A.M.
PLACE:	555 The Esplanade, Clubroom

**Treasurer:** As attached Dick Sauter reported on the 2014 year end financials. Gulf Horizons was under budget by 3.4% = almost \$8,000.00 Additional Revenue from the laundry machines was \$6,000. This account will be for repairs or replacements of the machines. This account was approximately \$34,000 by end of 2014. At end of year, the Operating balance of \$182,000 and reserves were down due to expenditures; as \$100,000 was put into the reserves for 2015 and \$70,000.00 was spent.

Questions arose over legal fees and the website updates.

**MOTION** made by 903 and seconded by Unit owner in 501 to accept the financials as presented for future audit.

**Social Committee:** Molly asked for Committee members for the social committee. Several Owners in the audience offered to help with social events.

**Grounds Committee:** In Vikki's stead, Molly gave the update on the landscaping. Landscaping on south side of building was completed. Molly noted that Michelle was a great help in getting the landscaping pushed forward. Molly further noted that the bike rack should arrive soon.

**Directory:** Molly noted that Michelle has informed us that we may now publish a directory via the "opt out" method. Each owner would have to inform us if they do not want to be in the directory.

**Renters:** Molly urged owners to fill out a rental application for the renters. Molly noted that she will go door to door and ask for the forms from the renters. Owners commented that they would like to get the signed approval form back for their records.

**Management:** Molly noted that the Board is happy to have Sunstate on board with Gulf Horizons and that the Board is happy to have new maintenance man - Tom Clark on Board.

**Maintenance Procedures:** Molly noted on the procedures for the repairs and maintenance. Initially, each owner should have a contractor look at the situation. If it is then found that it is a Common area issue, please contact Tom or Sunstate and they will take for the planning for the repair. Michelle noted that each owner is responsible for the "paint-in" and the association takes care of the "sheet rock out". Michelle also advised that the owners should have their condo checked monthly while you are out of town. This inspection of the inside of the units should be done by an outside vendor called, a property manager.

Sunstate's' new office is on 228 Ponce de Leon (behind Burgundy square)

**Verizon wires:** Owner noted that Verizon has still not fixed the fallen wire. Molly reported that they should be out in the next few weeks.

**Unfinished Business:**

**Smoking vote:** Gary reported that there will be a Special Meeting of the Memberships on March 9<sup>th</sup>, 2015. Gary reported on the Surgeon General's report on second hand smoke. A lengthy discussion was had over the smoking situation. Molly thanked Rob Parry for putting in his energy, effort and time into gathering of all the statistics put forth for presentation to the membership.

**New Business:**

**Vote on Statutory Reserve Funding:** Members voted to partially fund reserves by a vote of 20 to 5.

**Vote on Rollover of Excess Funds:** Members voted to roll over the surplus of reserves by a vote of 20 to 2.

**Adjournment:** 11:35 AM

**Organizational Board Meeting – (UPON ADJOURNMENT OF ANNUAL MEETING)**

**Certifying Quorum – Call to Order.** Molly called the Organizational Board meeting to order.

**Proof of Notice of Meeting:** The Notice of the Organizational Meeting pursuant to Florida Statute was first sent 60 days in advance of the meeting and the second notice was sent 30 days before the Annual Meeting of the Association.

**New Business:**

- **Election of Officers:** Board agreed to appoint Molly Young as President, Vikki Roberts as Secretary, Rob Parry as Treasurer and Gary Hurst as Vice President. The motion unanimously passed.
- **Disposal of Unapproved Minutes.** Minutes disposed.
- **Adopt Budget** (copy attached) and Establish Due Dates: **MOTION** by Dick and seconded by Molly to approve the budget for 2015 as presented.

Adjournment: Meeting adjourned at 11:50 AM.

Prepared by

*Michelle S. Thibeault/LCAM*

Licensed Community Association Manager