

Gulf Horizon Association, Inc.

Board of Directors Meeting Minutes

Tuesday, March 24, 2015 at 2:00 PM at Club Room

CALL TO ORDER: The Board of Directors meeting was called to order at 2:00 pm by Molly Young. A **quorum** was established with the following Board members present Molly Young, Dick Sauter, Vicki Roberts, Rob Parry and Gary Hurst.

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

MINUTES: A **motion** made by Vicki and second by Dick to approve the minutes as presented.

PRESIDENTS REPORT: MOVED TO UNFINISHED BUSINESS.

TREASURERS REPORT:

Reserves Balance: \$429,453

Checking/Operating: \$203,000

Reserves: There are 3 reserves listed that are due for some work in 2015:

- Pool fixture: Work should be done over the summer to repair cracks
- Roof Shingles; we will be seeking bids over the summer
- Asphalt

Budget

- Revenue is on target.
- Expenses under budget with Building Repairs under due to planned summer project.
- Elevator repairs/overtime charges at an all-time low.
- Surplus of over 7,000 under expected costs.

Discussion over reserves: Lengthy discussion over an Engineer study combined with a reserve study.

Gary made a **MOTION** and Molly seconded to proceed with an Engineering study to reinstate the 5 year requirement that an Engineer study be done for a condominium association and to establish an updated reserve study and to (with consultation of the board) explore / identify within limits any possible excess funds at this time.

Specific request: Identification of the integrity of the firewalls. Michelle was instructed to obtain 3 sources of quotes and references of similar work.

UNFINISHED BUSINESS:

REPORT ON WINDOW PROJECT PROGRESS:

Gary reported that a study was done by All-Brand on what the association windows should be at this time.

In conjunction with a walk through the building the committee invited a proposal with 2 prospective contractors. At this time, Gary and Rob have only received 1 bid. Gary, also, noted that all windows need to be redone. They are out of date and leaking.

BALL PARK FIGURE: Gary reported that at this time, a ball park figure is approximately \$466,000.

Molly reported that the work may be done incrementally.

WINDOW SURVEY: MOTION by Molly and seconded by Gary to approve the survey invoice of \$2,000. Motion passed unanimously.

DISCUSSION OVER OWNER REQUEST FOR AN AMENDMENT TO THE SMOKING AMENDMENT.

MOTION by Gary and seconded by Vicki to inform the owner that the Board does not support the amendment and respect his wishes.

NON-SMOKING NOTIFICATION: Molly reported that the Board shall notify the owners about the no-smoking amendment;

- Notification to owners that the effective date is: July 1, 2015.
- Applications/Sales forms need to be changed to denote amendment.
- Website updated: Make owners aware to inform renters and inform any and all agents.

RULES AND REGULATIONS: Discussion over enforcement of amendment and all the rules and regulations of the association: Molly reported that the rules are in process and hope to have them updated in the summer months or in the fall when we return and they will be mailed to each and every owner with a cover letter that explains. Rob noted that the rules will have the Florida Statute 718.303: Rob Parry read the statute provision.

Molly summarized that the Board would like owners input and then the Board will make a decision in the fairest possible way. Michelle noted that the draft rules need to be mailed to the owners 14 days in advance of the board meeting. Gary asked if the Board intends on having a membership meeting. Molly reported that the October membership meeting would be a perfect time to discuss the rules and regulations of the association.

DIRECTORY: Rob and Molly asked owners to double check the owner list provided at the meeting to ensure the association has the correct addresses or phone or emails.

1011 Roof Leak: MOTION made by Molly and seconded by Vicki to approve the bid at \$1,056.00. Motion passed unanimously.

Discussion over changing the security code to the elevator does be done periodically.

Door to stairway left open all the time; Rob to paint a sign that says, "Please close door at all times"

BANKING TRANSFER /LAUNDRY FROM BANK OF AMERICA: Dick reported to transfer monies means eliminating the coins operated machines. Dick reported that it would be about \$500 to convert the machines. Discussion was had over appointing a committee to look into getting rid of the coin operated machines

WASHING MACHINES: Gary made a **motion** and Molly seconded to appoint Louise as committee chair to review the washing machines.

INSURANCE: Gary made **MOTION** and Vicki seconded for the Board to instruct management to inform the insurance company that the Board has a concern about the integrity of our firewalls and that the association is proceeding forth to make a more expert determination.

NEXT MEETING: Tuesday, April 14, 2015 at 2:00 PM.

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

Respectfully submitted,

Michelle S. Thibeault/LCAM

Sunstate Association Management Group