



Board of Directors Meeting Minutes
Tuesday, April 14, 2015 at 2:00 PM at Club Room

CALL TO ORDER: The Board of Directors meeting was called to order at 2:02 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** was made by Rob and second by Vikki to approve the minutes as presented.

PRESIDENTS REPORT:

Appointments / Resignations: Molly resigned due to personal and health reasons effective at the end of this meeting.

MOTION was made by Gary to regrettfully accept Molly's' resignation from the Board of Directors. Rob seconded. Motion passed unanimously. Gary nominated Rob Perry and the nomination was seconded by Vikki to appoint Rob Parry as Director/President.

Accommodations: Molly gave an accommodation to Dick Sauter. Molly noted that the Board would like to acknowledge your great many years to the Gulf Horizons community. Also, presented, was a certificate of appreciation for Dicks' 10 year of service to Gulf Horizons.

TREASURERS REPORT: As attached to these corporate records, Dick reported March 2015 Financials and on the performance of underlying securities; stocks. Dick reported that they were purchased on March of 2013. The association has 2 at \$25,000 each. That date establishes the price and on that day each year they measure the value at 5.25 per cent return. In March, the bank reported that the association made \$1,300 in interest from 2014.

Reserves Balance:	\$430,000
Checking/Operating:	\$204,000

The association is under budget by a little over 9,000 to date. Dick noted at there were no emergency overtime repairs on the elevator now that the north elevator is fixed and awaiting south elevator repairs. Going into to summer at a healthy rate.

MANAGEMENT Molly made **MOTION** which was seconded by Vikki to approve the pool bid at \$152.00 to fix the pool tile. Motion passed unanimously.

Summer Projects:

Michelle Thibeault of Sunstate Management Group was instruct to pursue the following projects over the summer;

- LAUDRY ROOM: EXHAUST FANS AND EXTRA CLEAN UP
- SCREEN DOORS AND DOORS
- REPAINTING **BASIS(I can't seem to remember what this was.....)**
- LAUNDRY ROOMS
- APSHALT.
- POOL REPAIR AND REPLACEMENT

Summer management plan while most residents are away. Molly reported that there are 6 full time residents at Gulf Horizons over the summer and the building is sans a Board member. The plan / meeting is schedule with Michelle and the owners of the 6 units to advise on communication to and from management., emergency 24 answering service and hurricane preparedness.

UNFINISHED BUSINESS:

Laundry Machines Committee: Louise and Vikki reported on the replacement of the washers and dryers.

Lengthy discussion was had over the cost, inconvenience of quarters, need for an onsite person to repair and unload coins, and the possible need of an Officer to deposit monies once a month in the bank. Gary made a **MOTION** and Rob seconded to elect the committee to handle the collection of coins and handle the machines situation in the fall to find a third person.

WINDOW PROJECT: Gary reported that he has a proposal from a local dealer - PGT. The 2 other bidders declined to make a proposal. Rob, also, noted that the association is responsible for bedroom slider but owner is responsible for living room slider. Lengthy discussion over the window replacement. Decision was made to shoot for the fall. Gary moved to the end of his report without a recommendation.

ENGINEERING BID FOR ENGINEERING STUDY TO ASSESS RESERVE ALLOCATION: Michelle reported needing more time. Molly noted that may be in the fall and Michelle reported that she could quite possibly feel comfortable and try to meet the following schedule;

May 1: Present the Engineering bid with reserve study.

June 1: Present Florida State required Engineering study with a licensed Engineer; reserves study included. Management and the Treasurer could then prepare a draft budget to include the revised reserves. This would then be presented to the Board to seek direction and next steps. Michelle noted that depending on the recommendations of the study, the Board suggested projects for 2015-16, and any unforeseen emergency projects, there *may* be a need for a membership vote IF a reallocation of monies is needed to offset Capital Item Projects.

FIREWALLS: Gary reported on his findings. Gary said that this information was not done by affidavit; this is a fact finding general description from previous Presidents, owners and vendors.

Gary reported on several discussions with previous vendors, and owners who lived in the building at the time of the re-piping project.

Gary noted that the history as we know it is that when Rob had a smoke problem in his unit number 303, he had his wall torn out in parts to try to investigate the smoke intrusion and at that time the drywall at the firewall was not sealed showing a hole in the firewall.

Per the suggestion of Dick Sauter, Gary pursued several associations in the area and they reported that they did not have any problems with the transference of smoke.

Upon further investigation with previous homeowners and previous vendors that did the replacing of the pipe at Gulf Horizons, Gary was told that the project for the replacing of the piping (replacing iron pipe with PVC in 19xx) did not include the sealing of the openings in the firewalls and that the county did not required it.

Conclusion: Gary reported that once we are aware of a possible risk to the association, we are responsible for informing the insurance company that a risk may be at present at this time. Michelle noted that she called the insurance company and that the agent requested a copy of the 2015 Engineering Study once it is completed. Gary noted that a letter should be sent to the insurance company and that the Engineering study specifications be done to inspect the firewalls.

RULES AND REGULATIONS: Rob reported on the rules and regulations: Rob visited the rules and regulations and addressed several issues that have been brought to the attention of the Board.

1011 Roof Leak: Michelle reported that the repair is booked but that Colonial roofing is not available. Booked at end of March and visited on April 13, 2015.

NEXT MEETING: To be determined.

ADJOURNMENT: The meeting adjourned at 4:30. Motion passed unanimously.

Respectfully submitted,
Michelle S. Thibeault/LCAM
Sunstate Association Management Group