

Notes on Gulf Horizons Board Meeting, December 1, 2015

Greetings from Gulf Horizons. Your Board of Directors held a meeting on December 1st. Listed below are a few key topics for your information.

1. We are forming the committees listed below. If interested in helping on a committee, or in any way, please let us know.
 - **Laundry**—Louise Olsen has agreed to head up this committee. They will collect and deposit the quarters from the washing machines and keep us apprised of the condition of the equipment.
 - **Social Committee**—Shelly Hurst has volunteered to coordinate the social events and Tuesday evening cocktail parties. As usual, we need volunteers to host specific events.
 - **Building and Grounds**—No official chair, yet, though some owners have agreed to help. This committee will be briefed on what to do if we have problems with the facilities, have access to keys if someone locks themselves out, and advise the Board on needed repairs and upgrades.
 - **Rental Committee**—Jean Salvaggi will enhance communications with renters.
 - **Flower Committee**—Alice and Bruce Swing.
2. Attached is a draft of our **“House Rules.”** They have been revised a bit over the last year. If you have any concerns, let me know. A final version will be distributed shortly after our annual meeting.
3. **Parking:** (Tom Clark)
Article 9(f) of our Declarations states:

“Due to the limited number of guest parking spaces, the Board of Directors may permit guests to park in the assigned spaces when the Board is aware the unit to which the space is assigned is unoccupied.”

We prefer to interpret “aware” as having been notified by the owner. Tom Clark is now in charge of assigning guest parking. It would be very helpful if you would send Tom a note (tcbrm325@hotmail.com) to let him know when your parking place is available for guest parking. You can always change your mind. A quick note to Tom will free up your spot. There is also a calendar in the Club Room that is used to let others know when your parking place is available, or if you are in need of a spot.

4. **Windows Project** (Gary Hurst, Bruce Swing, Rob Parry)
 - A study was completed last spring by Wayne Lane of All-Brand Window Service and Glass. Except for a few units, all windows on the north, south, and west sides of the building are beyond their useful lives, do not meet current codes, and need to be replaced.
 - We have been meeting with suppliers from Sarasota Glass, Jansen, and Mullets to determine optimal replacements and secure estimates.
 - Cost to replace windows and sliding glass doors will be in the \$450,000 range. **This is a ball park figure. Don’t hold us to it.** There are still many decisions to be made. The responsibility for the windows and sliding glass doors are split between the Association and unit owners in an odd manner. But this is what is written in our Declaration:

- End Units:
 - The Association is responsible for windows facing north and south, and the windows in the Master Bedroom.
 - Owners are responsible for the sliding glass doors in the family room.
 - Middle Units
 - The Association is responsible for the sliding glass doors in the Master Bedroom.
 - Owners are responsible for the sliding glass doors in the family room.
 - Cost for end units is about \$12,500, middle units about \$6,500.
 - There is no reserve to replace these windows and sliders.
 - An assessment will be required. Our Declaration calls for assessments to be equal across all units.
 - If we don't like what the Declaration says, a 2/3 vote of the ownership is required to amend.
 - Good news: We have about a \$200,000 operating surplus. Perhaps some of those funds could be used for the windows project.
 - Our plan is to develop a tentative proposal to present at the January member's meeting for discussion purposes. Your input is very welcome. At the March meeting, we plan to return with a revised proposal. The Board has the responsibility for this decision and the assessment after listening to opinions of unit owners.
5. **Reserve Study** – We are in the process of conducting a careful study of our reserves to determine the extent to which we may be over or under funded. Further, we will evaluate the need to add or revise reserve accounts.
6. **Pest Control**--We had a problem with our pest control company. Apparently, one of their employees was stealing in our building and others. We have terminated our 10 year association with this company and are in the process of contracting with a new firm. We are not aware of any substantive losses. Nevertheless, please be careful not to leave cash, medications, jewelry, and other valuables in plain view. We will do our best to guard against this kind of problem in the future. If you ever suspect a problem, let us know, as an owner did in this case. However, if you know there has been a theft, it is best to call the police.
7. **New owners—Welcome!**
- **502** Helen Moore
 - **605** George & Evelyn Prytula
 - **803** John and Concetta Michaels

Best,

Rob

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