

Notes on Gulf Horizons Members' Annual Meeting, January 25, 2016

2016 Board of Directors

Carm Albers	Secretary
Gary Hurst	Special Projects
Eric Jennings	Treasurer
Ronica Kluge	Vice-President
Rob Parry	President

Committee Chairs:

Building and Grounds	John Salvaggi
Finance Committee	Eric Jennings
Flower Beds	Alice & Bruce Swing
Guest Communications	Jean Salvaggi
House Rules and Enforcement	Helen Moore and Lou Zowine
Laundry	Louise Olsen
Parking	Tom Clark
Social	Shelly Hurst

We are delighted to have so many highly qualified individuals volunteer to serve our Association this year. If a committee looks interesting, contact the committee chair to learn more about what is involved. We hope you will volunteer to help.

The Gulf Horizons Directory and House Rules are Back!

Jane Parry did a great job securing permission from owners, compiling the data, and having them printed. Two directories have been delivered to those owners in residence. If you are not in residence, one was placed inside your unit door or given to your guest. The second directory will be mailed to you at your home address.

Special Projects—Gary Hurst is doing outstanding work leading us through several special projects. Here's a little background and an update.

- 1. Reserve Study** – (Rob and Gary)
 - In anticipation of the upcoming windows projects, we have asked an engineering firm to conduct a Capital Reserve Study. This study will insure that all major assets are included in a reserve schedule that we will use moving forward. It will also help us decide whether we have excess funds in our reserves that might be used toward replacing our windows.
- 2. Windows Project** (Gary Hurst, Rob Parry, and Bruce Swing,)
 - A study was completed last spring by Wayne Lane of All-Brand Window Service and Glass. Except for a few units (103, 302, 903, and 1002), 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. If you have documents indicating your windows meet current code requirement, let us know. We will double check to make sure we are not replacing windows unnecessarily.
 - Cost to replace windows and sliding glass doors will be in the \$450,000 range. **This is a ballpark 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.
- There is no provision in the current reserve schedule to replace these windows and sliders. However, as mentioned above, we are doing a reserve study to see if we have any extra funds that might be applied to the windows.
- An assessment will probably be required. Our Declaration calls for assessments to be equal across all units.
- We have about a \$200,000 operating surplus. Perhaps some of those funds could be used for the windows project.
- We expect the new reserve schedule to be completed in February. We will update you at that time.

3. Roof Replacement (Gary and Rob)

- There is evidence to suggest we may need to have our roof replaced. We have asked an engineering firm to evaluate the roof's condition and lead us through the replacement if necessary.

4. Firewall Issues (Gary and Rob)

- We are concerned that when the plumbing system was replaced in the late 1990's, holes made in the firewall to accommodate the installation of new pipes were not sealed properly. We have asked an engineering company to investigate.

Pest Control—

- See bugs? Call our new firm, Hoskins Pest Control 888-834-4579

Parking

Parking is tight this time of year. It is a big help when owners volunteer to have their parking places used for guests. Thanks to Danny Spurlock, Betty Lou Blixt, Betty Major, and Dave Janssen for doing so earlier in the season. Now that most are here, we could use more volunteers. Please let us know if you won't be needing your parking space.

If you are in residence, remember that Guest parking is limited to 48 hours on site. The purpose of the rule is to encourage owners not to permit their guests to monopolize our limited guest spaces. There is plenty of free public parking just down the street.

Yes, I've been spending too much time in the parking lot. ☺

Best,

Rob Parry