



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

2016 ANNUAL MEETING MINUTES

MONDAY JANUARY 25TH, 2016

CALL TO ORDER: Call to Order by Michelle Thibeault at 2:00 pm.

QUORUM: Quorum was established with members present. In attendance were Rob Parry, Gary Hurst, Vikki Roberts and Michelle Thibeault from Sunstate Management.

MINUTES: MOTION to approve minutes from 2015 Annual meeting by Owner from #801 with a second by owner from #1005, voted and approved by majority.

PRESIDENTS REPORT: President stated nothing to report; discussions to be had further on in the meeting.

TREASURERS REPORT: President, Rob Parry, acting as interim Treasurer, provided the Treasurer report as well. Stated all financials are in order and that the Association has a positive balance in the reserve account at year end. The Treasurer explained that the way that the Reserve was to be held or allocated in the current accounts was forthcoming in the meeting and would be dealt with at that time.

MAINTENANCE: Gary Hurst started the report by defining the four categories of major maintenance that are going to need to be addressed. These four categories are the **WINDOWS, THE ROOF, FIREWALLS** and **CAPITAL RESERVE**. Gary stated that the magnitude of the repairs of the four areas needed to be addressed by an engineer and this has been completed with a subsequent proposal for each of the areas.

WINDOWS: Engineer has agreed to do the proposal process for the window replacement, using his expertise and knowledge, to help with the cost of the project. The fee for this service is going to be \$4,500.00. The Engineer had also proposed to oversee the project of the window replacement at a fee of \$32,000.00. This part was rejected and further search ensued for another engineer to oversee the project. A local engineer was approached and offered to oversee the project for substantially less money. Karins advised that they had re-thought their initial proposal and would now do the oversight for the \$5,000.00 budgetary allotment. Meetings will commence and a decision will be made as to which company will supervise the project. President also advised that post inspection there were very few units that met code about their windows and they are: 103,302, 903 and 1002. All other windows need to be replaced other than these four units. Discussion ensued over the responsibility of the Association and what windows need to be replaced. The possibility of amending the Declaration to something that makes more sense than what the current Declaration states was discussed

ROOF: Gary Hurst advised that the roof is in disrepair and unsafe to walk on. The engineer, Karins' Engineering, advised that they would supervise the bids for \$4,500.00. They had proposed that they supervise the work on the roof for \$18,000.00. Kairns? later amended the proposal to meet the Associations budgetary allotment for supervision which was \$2,500.00. One proposal had been received for the roof repairs, which was about \$60,000.00.



FIREWALLS: Maintenance discussion continued about the firewall issue in the condo. Gary noted that the Engineering firm reviewed the status of the firewalls. The Engineer, Blue-ray noted that the firewalls had potentially been replaced with plywood and not sealed off when the last re-plumbing of the entire building was done; this was unacceptable. Gary further noted, that this issue needs to be addressed before there are Insurance and liability issues. Michelle reported that the Insurance Company was notified of the firewall status. Karins advised that they do a visual inspection of the firewalls and give report as to the extent of the damage. They would do this for a fee of \$5,500.00. The repairs could either get done with foam filler or with replacement of gypsum. The discussion has taken place that the potential for Hill & Hill replacing or repairing the initial damage and bringing the firewall up to code.

CAPITAL RESERVE STUDY: Board president initiated discussion regarding the cash balances and the status of the capital reserve. Discussion ensued over the status of the books about the capital reserve account. Rob noted that Karins has proposed to do the Capital Reserve Study for \$3,800.00. This would allow for the Board to understand the status of the reserves and if there is any assessments that would be needed to initiate the repairs. Discussion regarding the priority of the job schedule. The priority would be the roof, followed then by the windows followed by the firewalls. The engineer would be able to let the Board and Association know how long the Reserve would be in place for and what would be needed for future repairs.

Michelle, from Sunstate, relayed the results from the votes and announced the three new Board members were: Eric Jennings, Carmella Albers and Ronica Klug.

Announcements from President:

- Hard copy of proposed Condominium Directory is complete and ready to be printed.
- Parking is an issue, please park in your own space
- Committees were noted: communication, Parking, Social, Laundry, Building and Grounds, Flower Beds, Finance and the need for someone to chair committee on Rules and Enforcement.
- Rules will go out tomorrow for all residents and guests' information.

ADJOURNMENT: Rob Parry adjourned the meeting at 2:45 PM.

Respectfully submitted

Michelle S. Thibeault/LCAM for

The Board of Directors at Gulf Horizons