



Gulf Horizons Condominium Association, Inc.
Annual Meeting Minutes

NOTICE: The Gulf Horizons Condominium Association 2017 Annual Meeting and Election of Directors was held on Monday, January 16th, 2017 at 10:00 AM in the Club Room at 555 The Esplanade, Venice FL 34285. The meeting was noticed in accordance with Florida Statute 718.

GUEST SPEAKER: Bill Clarke from Karins spoke about the Special Assessment projects. A series of questions were asked and discussed on the Roofing project, Firewall project and the pending Window project.

CALL TO ORDER AND QUORUM: The meeting was called to order at 10:20 AM and a Quorum of the membership was present with 35 owners in person or by proxy.

VOTE OF DIRECTORS: Since there were 5 people running for the Board and 5 positions available, there was no election.

The 2017 Board of Directors: Rob Parry, Gary Hurst, Ronica Kluge, Carmella Albers and Eric Jennings.

MINUTES: MOTION made by **Mr. Gibbs** in unit #301 and seconded by Mrs. Olsen in Unit # 501 to approve the 2016 minutes as presented. Motion passed unanimously.

RULES AND REGULATIONS: Rob handed the rules out to the owners. Discussion ensued.

WASHING MACHINE AND DRYERS; Thanks to Bob Murray, our full-time maintenance man and our committee, the association has new washers and dryers.

Rob reminded the owners that handyman – Bob Murray works at the direction of the Sunstate Management Group and for the Gulf Horizons Association’s corporation and not for the individual owners. He reminded owners to not interrupt Bob with daily suggestions and /or work related to the inside of their units.

CAPITAL PROJECTS AND RESERVES: Rob Parry gave a presentation regarding the Capital Projects and the Gulf Horizons Pooled Reserves schedule. Rob noted that the he estimated that the project is over budget and that he will let the owners know next month.

FIRE PUMP DISCUSSION: Eric reported that there are 2 booster water pumps. Eric further noted that Gulf Horizons does not have automatic reset on the water pumps to the building if the electricity goes out in the building. Eric noted that the water is still available however the pressure is very limited to the upper floors. Eric further noted that the booster pump must be manually reset to get the proper pressure to the 9th and 10th floors. Eric is working with Michelle and Bob for an automatic reset solution.



PARKING: Rob reported that Gulf Horizons now has parking tags for owners with the Unit #s on them.

Rob reported on the following procedures;

- Please hang the tag from your rear-view mirror or place on dash board; this will help us identify car's owned by residents.
- If parked in the wrong spot with a tag, we know who to call.
- If a car w/o a tag is parked in a resident assigned space preventing the owner /renter from parking, it is difficult to know what to do. We don't want to tow an owner, but would seriously consider towing a car not authorized to park in our lot.
- If your guest is parking overnight in a guest spot volunteered by an owner, please leave a phone number on the dash. Sometimes, we receive word at the last minute that an owner is coming to town, and we need to clear the space and remove guest sign.

RULES AND REGULATIONS: It's everybody's responsibility to help all of us enforce the rules. By law the Board cannot enforce the rules themselves. Lou and Helen are hereby appointed to the rules and house committee. Rob reported that it is everybody's responsibility to enforce the rules. If you think someone has done something that is a violation, it should go to the enforcement committee.

Rob noted that a third owner is needed to be on the committee for 2017.

Rob reported that the Board serves the association and the Board works for the good of the entire association and for these types of issues. Rob noted: I would personally feel comfortable if I had a firm understanding of what the association wants to do as it pertains to enforcing the rules. Rob further noted that the Board could take a survey of the owners to obtain the position.

HOMEOWNER FORUM:

Discussion ensued over bringing personal belongings in overnight and while all are out of town, aesthetics of leaving furniture on the walkways and the possible liability issues.

Rob noted that he would send a survey to all the owners. If the consensus of the association is to follow the rules, then it will be the view of the association not of the Board of Directors for this year.

Michelle from Sunstate Management Group noted that in order to officially approved the Rules and Regulations of Gulf Horizons, statute 718 requires a 14-day mailing to the owners that a the duly called Board of Directors meeting is being held to adopt the 2017 rules.

Adjournment – at 11:50 AM



**ORGANIZATIONAL BOARD OF DIRECTORS
MINUTES**

NOTICE: The Gulf Horizons Condominium Association 2017 Organization Meeting and Appointment of Officers was held on Monday, January 16th, 2017 at 11:52 AM in the Club Room at 555 The Esplanade, Venice FL 34285. The meeting was noticed in accordance with Florida Statute 718.

CALL TO ORDER: The meeting was called to order at 11:52 AM

QUORUM: A quorum of Directors present; Rob, Carmella, Ronica and Eric.

ELECTION OF OFFICERS: **MOTION** made by Carmela and seconded by Rob to postpone the org meeting to be held in 14 days.

Adjournment at 12:00.

Prepared By:

Michelle Thibeault

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Association Manager