



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, December 5, 2018

CALL TO ORDER: Call to Order by President Rob Parry at 10:05 am.

QUORUM: Quorum was established with four board members present. In attendance were Rob Parry, Ronica Kluge, Carmela Albers and Bruce Swing. Eric Jennings was present via his cell phone. Michelle Thibeault and Sarah Comrie from Sunstate Management were also present.

MINUTES: **Motion** made by Ronica and seconded by Rob to approve the February 20, 2018 minutes. Motion passed unanimously.

NEW BUSINESS:

- 1. Carports:** Nick Dunning, from Karins Engineering, presented 4 options for new carports to replace the one damaged by heavy rains and all other existing ones. Descriptions, materials, costs and general information was given on each option (see attached). Nick stated the new carports needed to stay within existing footprint of current carports. If not then would have to fall under current codes. With this in mind, no additional spots could be added. Some of the options would affect the size of the parking space itself. It was stated that the carport replacement was originally going to be considered in 2021, but the damaged carport changed that projected date to 2019. Eric stated the insurance company is paying around \$42,000, towards claim, for the replacement of the damaged carport- ½ now and ½ once replaced. He stated estimates were close to cost to replace as standard columns and footing additional.
- 2. Proposed 2019 budget:** Discussion was held regarding the budget (see attached). The current proposed budget is ready to be sent to the owners.
- 3. Material alterations:** Material alteration and needed vote was discussed. Currently the documents state 2/3 of the total voting membership. Would be easier for votes to pass if amended to 2/3 of quorum at meeting. (see attached). Property manager to ask Association attorney if the amendment for voting requirements for material change could then be followed by vote for carport design....at the same meeting.

Next meeting date – January 21st 2019 – Annual

Motion to adjourn made by Rob. Motion passed unanimously. Meeting adjourned at 1:38pm.

Respectfully submitted,

Sarah Comrie/LCAM