



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.
BOARD OF DIRECTORS ANNUAL MEETING MINUTES
Monday, January 18, 2021

CALL TO ORDER: A **Motion** was made by Carm Albers and seconded by Helen Moore to elect Michelle to chair the meeting. **Motion** passed unanimously. Call to Order by Michelle Thibeault at 10:04 AM.

QUORUM: Quorum was established with 30 members by proxy and via Zoom. Michelle Thibeault and Sean Noonan from Sunstate Management were also present.

PROOF OF NOTICE: The agenda was posted as required according to FL Statute 718 and the Association Bylaws.

MINUTES: A **Motion** was made by Bill St Jean and seconded by Carm Albers to approve last year's annual minutes. **Motion** passed unanimously.

Reports of Officers: Carm Albers would like to thank Rob Parry for all his service. She also thanked Bruce Swing for his time served on the board. Carm Albers would like to welcome Sean Noonan as the new association manager for Gulf Horizons. Renter's info is needed from owners in order to update the directory. Welcome to all new homeowners.

Management Report: Board meeting to be held after membership meeting and budget will be voted on at that meeting. Michelle thanked everyone for their patience throughout the construction project.

Announcement of Directors: Carm Albers, Bill St Jean, Eric Jennings, Ronica Kluge, and Debbie Drechny.

Reports of Committees: None

OWNER COMMENTS: Bill St Jean would like a financial report regarding the special project. Noah would like to thank Rob for his service over the years. Mr. Berwitz mentioned that the Covid-19 rules have not been followed on a uniform basis. He is opposed to any dues increase at this time. Discussion on coupon books and some members have not received them. Sean will update accounting for any mailing address changes. Jim and Jill in 105 would like to express their concern that Covid-19 rules have not been properly followed. Would like to discuss a new plan for using the pool. Michelle reported that COAs and HOAs are not legally allowed to enforce CDC guidelines and these rules are changing on a daily basis. Lengthy discussion regarding Covid-19 enforcement. Rob Parry reported that Gulf Horizons attorney originally recommended they close the pool. Enforcement of policy is always a problem, and it is all owner's responsibility to report non-compliance. Discussion regarding rentals and owners not sending in revised rental agreements. Unit 203 reported that emergency contact information should be shared with membership. Sunstate can provide this information on a case by case basis if requested. Discussion on number of renters permitted in building at a time.

New Business: None

Adjournment: A **Motion** was made by Ronica and seconded by Helen to adjourn the meeting. **Motion** passed unanimously. Meeting adjourned at 11:08 AM.

Respectfully submitted,
Sean Noonan/LCAM
For the Board of Directors at Gulf Horizons