



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS ORGANIZATIONAL MEETING MINUTES

Monday, January 25, 2021

**Call to Order:** Michelle Thibeault called the meeting to order at 10:04 AM.

**Quorum:** A quorum was established with all board members present. Ronica Kluge, Debbie Drechny, Carmela Albers, Bill St Jean and Eric Jennings were in attendance. Michelle Thibeault and Sean Noonan from Sunstate Management and several homeowners were present.

**Proof of Notice:** A notice of the meeting was posted per the documents of the Association and Florida Statutes.

A **Motion** was made by Bill and seconded by Carm to amend agenda 6b for duties of officers. **Motion** passed unanimously.

**Appointment of Officers:**

A **Motion** was made by Ronica and seconded by Eric to nominate Carm as President. **Motion** passed unanimously.

A **Motion** was made by Carm and seconded by Ronica to nominate Debbie as Vice President. **Motion** passed unanimously.

A **Motion** was made by Carm and seconded by Debbie to nominate Bill as Treasurer. **Motion** passed unanimously.

A **Motion** was made by Carm and seconded by Bill to nominate Debbie as Secretary. **Motion** passed unanimously.

Eric and Ronica were appointed to Directors at Large.

**Budget Reserve:** The report was given by Rob Parry. He reported that future major projects are the reason for the pooled reserves. Rob reported that the reserve document is the constraint on spending. Karins engineering produced the tentative schedule for upcoming repairs. Rob gave a tutorial on how the reserve schedule is set up. Lengthy discussion was had regarding the reserve schedule.

**Budget Approval:** A **Motion** was made by Bill and seconded by Eric to mail and ratify the budget. **Motion** passed unanimously.

**New Business:**

**Annual Calendar:** Annual meeting calendar to be created. Board meetings will be held the last Monday of each month at 2:00 PM.

**Officer Duties:** Carm reported on the duties and responsibilities of each officer. Lengthy discussion was had regarding assignments for officers and committees. Carm will ask committee members if they would like to be reappointed.

A **Motion** was made by Eric and seconded by Carm to authorize Bill to make financial decisions on behalf of Gulf Horizons. **Motion** passed unanimously.

**Covid-19:** Lengthy discussion was had regarding policy for Gulf Horizons. Policies will be reviewed and possibly updated in accordance with CDC guidelines for the next Board meeting. Quarantine policy has been reduced from 14 days to 10 days. Sanitizer will be placed by the pool for people to spray down the lounge chairs after each use.

**Next Meeting:** The next Board of Directors meeting will be held on February 22<sup>nd</sup>, 2021 at 2:00 PM.

**Adjournment:** A **Motion** was made by Bill and seconded by Carm to adjourn the meeting at 12:28. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons