



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Monday, February 22, 2021

**CALL TO ORDER:** Call to Order by President Carm Albers at 2:02 PM.

**QUORUM:** Quorum was established with board members either present. Carm Albers, Ronnie Kluge, Eric Jennings, Debbie Drechny and Bill St Jean. Michelle Thibeault and Sean Noonan from Sunstate Management were also present.

**MINUTES:** A **Motion** was made by Bill and seconded by Eric to approve the January Organizational Minutes as written. **Motion** passed unanimously.

**OFFICER REPORTS:**

**President's Report** – Carm thanked all the volunteers for their service around the community. She reported that the association has done a great job regarding Covid-19.

**Treasurer's Report** – As attached to these corporate records, Bill gave the report. A motion was made by Ronnie and seconded by Eric to accept this report into the corporate records.

**NEW BUSINESS:**

**Security Cameras** – Eric reported the association should consult an attorney regarding policy and liability of cameras. Carm reported on several incidents regarding theft and accidents in the area. Cameras will be used for security only, not compliance. **Action:** Carm appointed Gia of unit 402 to the security committee. Security cameras will need to have long term backup.

**Exterior Lighting** – Carm reported the exterior lighting should be standardized. Michelle reported the lights can not be changed without a majority vote since it is a material alteration. An electrician will need to inspect the electrical boards before any alterations can be made. **Action:** Carm and Debbie will be in charge of investigating the light upgrades.

**Asphalt at Carport** – Lengthy discussion was had regarding repairs to the carports. **Action:** Sean will follow up to see if cold patch is an acceptable repair.

**Storage Rooms** – Lengthy discussion was had regarding items allowed in storage units. **Action:** Sean will send eblast to the membership to remove items not permitted.

**Elevator Repairs** – Carm reported the elevator inspection report was received. **Action:** Sean will schedule Otis for an estimate for repairs.

**UNFINISHED BUSINESS:**

**Special Project** – Sean reported Karins Engineering is coming out this week to draw up a scope of work for the spalling on south side of building.

**HOMEOWNER COMMENTS:**

Mrs. Shea reported a crack but no water intrusion in unit 401. Rick would like to see elevator code changed on a regular basis. Gia reported that packages are not delivered upstairs, but newspapers are. Lengthy discussion was had regarding who has access to the elevator code. **Action:** Sean will get bids for card or key fob system. Eric reported he would like to see the documents revised. Lengthy discussion was had regarding organizing the documents.

**NEXT MEETING DATE** – March 22, 2021 at 2:00 PM

**ADJOURNMENT:** A **Motion** was made by Bill and seconded by Debbie to adjourn the meeting at 3:43. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons