



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS SPECIAL MEETING MINUTES

Monday, March 22, 2021

**CALL TO ORDER:** Call to Order by President Carm Albers at 2:05 PM.

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

**MINUTES:** None

**OFFICER REPORTS:**

**President's Report** – Carm thanked all the volunteers for their help on special projects at Gulf Horizons.

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

**NEW BUSINESS:** None

**UNFINISHED BUSINESS:**

**Special Project** – Eric reported he was concerned whether the destructive testing would find the cause of the problem. Lengthy discussion was had regarding destructive testing of the building. A **Motion** was made by Eric and seconded by Bill to accept the phase 1 proposal from Karins and proceed with the testing up to \$7,500. **Motion** passed unanimously. **Action:** Sean will contact Karins to get testing started.

**Security Cameras** – None

**Exterior Lighting** – Debbie reported the exterior light are not able to be repaired as they are no longer in production. The lights have become a safety issue. Debbie reported on the bids and reported the new lights being proposed are 7-inch round LED fixtures and gave the specs of the lighting system. Bob's Electric will take about 1 week to complete the job. A **Motion** was made by Bill and seconded by Eric to move forward with replacing the exterior lights. **Motion** passed unanimously. A **Motion** was made by Bill and seconded by Eric to move \$15,000 out of washing machine funds into the general reserve account to cover special projects. **Motion** passed unanimously.

**Elevator Repairs** – Sean reported he met with Otis on Thursday and Bob's Electric has been contacted for the elevator electric repairs. The board would like to move forward with the elevator repairs.

**Attorney Viewpoint on Covid Policy** – Carm reported the attorney has advised Gulf Horizons from loosening Covid-19 policy. Debbie affirmed Carm's remarks.

**HOMEOWNER COMMENTS:**

Unit 201 asked about adding more signage about respecting neighbors by wearing masks. Unit 401 reported people are getting on the elevators without a mask and asked if there is any type of punishment for those who don't follow the rules. Unit 401 also reported the recycling policy is incorrect and would like it to be updated.

**Action:** Sean will eblast the proper rules and post by the dumpster. **Action:** Sean will talk to Bob about adding an additional recycling pickup until April 15<sup>th</sup>.

**NEXT MEETING DATE** – November 22, 2021 at 2:00 PM – Budget Meeting

**ADJOURNMENT:** A **Motion** was made by Bill and seconded by Carm 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