



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Thursday, November 4, 2021

10:00 AM

Via Zoom Video Conference

**Call to Order:** Carmela Albers called the meeting to order at 10:04 AM

**Proof of Notice:** Notice was given in accordance with Florida Statute 718 and the association documents.

**Determination of Quorum:** A quorum was determined with Carmela Albers, Bill St Jean, and Debbie Drechny all present. Also present was Michelle Thibeault and Sean Noonan from Sunstate Management.

**Appointment of Meeting Chair**

- A **Motion** was made by Bill and seconded by Debbie to appoint Michelle Thibeault as the meeting chair. **Motion** passed unanimously.

**Resignations/Appointments**

- A **Motion** was made by Bill and seconded by Debbie to accept the resignation of Ronnie Kludge. **Motion** passed unanimously.
- A **Motion** was made by Carmela and seconded by Bill to accept the resignation of Eric Jennings. **Motion** passed unanimously.
- A **Motion** was made by Carmela and seconded by Debbie to appoint Jim Marsili to the Board of Directors. **Motion** passed unanimously.
- A **Motion** was made by Carmela and seconded by Debbie to appoint John Blumberg to the Board of Directors. **Motion** passed unanimously.
- A **Motion** was made by Debbie and seconded by Carm to accept the resignation of Debbie as Vice President. **Motion** passed unanimously.
- A **Motion** was made by Bill and seconded by Carm to appoint Jim Marsili as Vice President. **Motion** passed unanimously.

**Security Cameras**

- A **Motion** was made by Bill and seconded by Debbie to accept the bid from PC Security Systems. **Motion** passed 4-1 Eric Jennings opposed.

**Management/Board Procedures**

- Lengthy discussion was had regarding procedures of obtaining bids. Debbie will be resending the list of building repairs to management for the corporate records. Discussion was had regarding the elevator contract. We will be creating a paper trail of deficiencies from Otis to present to the attorney. Jim volunteered to help Debbie with the engineering project. A **Motion** was made by Bill and seconded by Carm to authorize \$2,500 to Wilbur

and Stirling. **Motion** passed unanimously. A **Motion** was made by Bill and seconded by Debbie to stop working with Karins Engineering and investigate Sterling & Wilbur. **Motion** passed unanimously. Lengthy discussion was had regarding ARC requests. The board understands because of extenuating circumstances with supply chain issues this year completing remodels by Nov 15th may be difficult. All requests must be sent to management and will be considered on a case-by-case basis. There will be no construction of any kind allowed the week of Thanksgiving and Christmas.

**Adjournment:** A **Motion** was made by Bill and seconded by Jim to adjourn the meeting at 11:34 AM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons