



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Thursday, November 29, 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, Jim Marsili, John Blumberg, Bill St Jean, and Debbie Drechny all present. Also present was Michelle Thibeault and Sean Noonan from Sunstate Management.

Approval of Minutes: A **Motion** was made by Debbie and seconded by Jim to waive the reading and approve the November 4, 2021 meeting minutes. **Motion** passed unanimously.

President's Report:

- **Appointments:** A **Motion** was made by Bill and seconded by John to appoint Sue Dalton to the finance committee. **Motion** passed unanimously. A **Motion** was made by Jim and seconded by John to appoint Jane Parry to the enforcement committee. **Motion** passed unanimously.

Treasurer's Report:

- **2021 Spending Outlook** – As attached to these corporate records, Bill reported on the October 2021 financials.
- **2022 Budget Discussion**
 - **Operating** – Bill reported on each line item through the 2022 proposed budget and explained where the numbers came from.
 - **Capital Reserves** – Bill presented 4 different options regarding the reserves and will be making a recommendation to increase the quarterly assessment to \$1900. Bill reported on the upcoming projects for 2022 and explained how he would like to fund these projects.

Unfinished Business

- **Budget Discussion** – Lengthy Q&A was with the membership regarding projects and the proposed 2022 budget.
- **Otis Discussion** – Debbie reported on the multiple deficiencies with Otis' service. Bill would like to schedule a meeting and begin documenting breach of contract in order to terminate if needed. Jim will take the lead on contacting Otis regarding the bid for the elevator modernization.
- **Elevator Certificate Update** – Sean is waiting on the certificates and will bring them down as soon as they are received.
- **Engineering Firm** – Debbie reported she met with Karins Engineering regarding the water intrusion. She reported Karins was unable to find a company to certify the swing staging. The board has reached out to Sterling

& Wilbur to provide a proposal but have not received a call back. Jim has reached out to multiple engineering firms and has not been able to connect with anyone.

- **AC/DC Clubroom Bid** – Sean and Debbie will be calling AC/DC to go over some questions before signing the contract.

New Business

- **Written Policy for Security Cameras** – Bill is composing the policy and will present it at the next general meeting.
- **Piper: Internal Fire Inspection Every 5 Years** – Sean will contact Piper to see if there are any additional inspections that are coming due.
- **Received 4 Hatches for Towers** – Bob will be installing the hatches
- **Insulation Bids** – Sean will be reaching out to a handyman to complete the insulation project
- **Paver Bids** – Sean will ask paving companies to bring tools to measure the slope of the pavers.
- **New Sliders Ordered from Absolute** – Sean will reach out to the owner who damaged the first-floor door to let them know the final charges.
- **Electronic Statement Discussion** – Bill would like for owners to be able to opt in to receiving all correspondence electronically.

Adjournment: A Motion was made by Bill and seconded by John to adjourn the meeting at 11:57 AM. Motion passed unanimously.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons