



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Thursday, March 31, 2022

2:00 PM

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, Bill St Jean, and Debbie Drechny all present. Also present was 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 29, 2021 meeting minutes as amended. **Motion** passed unanimously.

President's Report:

Treasurer's Report: As attached to these corporate records, Bill reported on the financials. A Motion was made by Bill and seconded by Carm to write off the petty cash on the financials. Bill reported on multiple new rules for condominiums in Florida. Bill also reported there are only 4 people on the AR list and they only owe \$150 due to the dues increase. We are running about \$3000 over budget due to building maintenance.

Unfinished Business

- **House Rules** – Carm reported there will be some updates to the rules and regulations regarding pool hours and parking. Lengthy discussion was had regarding guests using owners parking spots. Further discussion will need to be had.
- **Engineering Report Status** – The engineer will be here Monday and Tuesday to finish his inspection. He will give us a report the week following his inspection. Debbie reported on the status of painting the building. The engineer will be scheduling a meeting before drafting the proposal. Debbie also reported on several areas needing repair but are not structural issues. Sean will prepare the mailer for getting a vote to paint the building.
- **Paver Project** – Jim reported on the flaws to the pavers on the north end of the building. Rising Star Pavers will be performing the work but not until the pump equipment room is waterproofed. Their first availability is May 16th.
- **Florida Elevator Update** – Carm reported we have signed an agreement with Florida Elevator and the contract with Otis has been cancelled. Sean reported he spoke to the president of Florida Elevator today and he will be in touch to schedule a review for upgrades and replacements.
- **Doors & Sliders** – Debbie reported the doors are not yet complete and will be getting new handles. She is hopeful they will be completed on Friday.

- **Contractors & Contractor Behavior** – Carm reported Debbie has created a form for contractors to sign regarding rules and decorum. A **Motion** was made by Bill and seconded by Carm to accept the updated ARC form into the corporate records. **Motion** passed unanimously.
- **Renovations & ARC Forms** – Carm reported if any renovations are planned for the summer, residents must submit their ARC forms asap as extensions will not be granted in 2022.
- **Parking Policy** – Lengthy discussion was had regarding the parking policy.

New Business

- **Common Keyed Locks** – Debbie reported we are investigating having common keys for the stairway and utility room doors.
- **Additional Table Set & Umbrella** – The additional table is ordered and will arrive in July
- **Golf Cart Policy** – Carm reported a friend of a renter was asking to plug their golf cart into the building, Carm said no. Recreational vehicles are not permitted to park here overnight.
- **Laundry Room Water Heaters & Storage** – Carm reported some of the water heaters need to be replaced. Debbie would like Sean to explore the Marathon water heaters since they have a lifetime warranty. Lengthy discussion was had regarding water heaters.
- **Maintenance List** – Debbie reported on the list of minor maintenance issues throughout the association.

Adjournment: A **Motion** was made by Bill and seconded by John to adjourn the meeting at 3:30 PM. **Motion** passed unanimously.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons