



GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

Wednesday, September 7, 2022

12:00 PM

Association Clubroom

Call to Order: Sean Noonan called the meeting to order at 9:00 AM

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

Determination of Quorum: A quorum was determined Carm Albers, Jim Marsili, Noah Thai Bill St Jean, and Debbie Drechny all present. Also present was Steve Wilber from Sterling & Wilbur Engineering.

Approval of Minutes: A **Motion** was made by Debbie and seconded by Jim to approve the 5/27/22, 8/4/22, & 8/18/22 minutes as written. **Motion** passed unanimously.

Unfinished Business

- **ARC Approvals** – A **Motion** was made by Debbie and seconded by Jim to approve the ARC requests for units 401, 602, & 901. **Motion** passed unanimously.
- **Project Approvals** – A **Motion** was made by Jim and seconded by Debbie to approve the contracts from Florida Elevator, FL James, Rising Star Pavers, Gem Plumbing, and the new door knob expenditure. **Motion** passed unanimously.

New Business

- **Directory Update** – Carm reported the directory is being worked on and she asked owners to send any updated information to Sunstate that they would like included in the directory.
- **Parking** – Jim thanked John for his help with enforcing the parking rules at Gulf Horizons. All parking tags must be clearly visible at all times while parking at Gulf Horizons.
- **Pool Crashers** – Jim reported the pool crashers have decreased since the signs have been installed. He asked owners to be vigilant if they see people they don't know and mentioned the possibility of motion lights.
- **Pool Resurfacing Project** – Jim reported we have chosen Sparkling Kleen to perform the pool resurfacing. They are scheduled to begin at the end of October. Debbie reported there was a safety issue with the gutter around the pool and Sparkling Kleen will be addressing the issue.
- **Elevator Phone** – Sean reported he met with Kings 3 and is waiting for a proposal to switch to cellular service.
- **Water Heaters** – Carm asked residents with water heaters more than 10 years old need to replace their water heaters.
- **Tower Hatches** – Jim reported Bob is unable to install the hatches in the tower because it has to be done from the outside. This will have to be done when the structural project is done. Jim will be reviewing the project with Bob.

- **Key for Elevator** – Sean reported the elevator key has been ordered and we should be receiving it soon
- **Elevator Repair Discussion** – Lengthy discussion was had regarding possible elevator repairs and modifications
- **DBPR Door Lock Monitor** – Jim reported Sean and Bob meant with General Elevator and we will be gathering more information regarding Florida Law requiring locking mechanisms for the elevator doors.
- **New Condo Law – SB-4D** – Carm reported on the new condo law and outlined the different inspections required. Sterling & Wilbur Engineering has provided an existing condition report on the building. His findings were that required repairs are considered maintenance and not structural. Debbie reported the legislature is still unclear and we are seeking updated information on the requirements. A new reserve study will be required every 3 years. Debbie reported that Sean has sent the engineering report to all owners. Debbie gave a lengthy presentation to the membership regarding the proposed repairs from the engineer. Presentation was sent to members by management.
- **Structural Investigation Report** – See New Condo Law above
- **Upcoming Assessments** – Bill reported these 3 items will all be part of one project and all will be included in the same special assessment. Bill reported on the reserve account balance. Bill reported on the drainage problem in the elevator room paver project that has been completed. Many other projects were completed over the summer. The engineer will be putting together an RFP and bid package for the large project. Bill recommended to the Board imposing a special assessment in the amount of \$1,700. A **Motion** was made by Bill and seconded by Noah to direct management to prepare the specials assessment mailer in the amount of \$1,700 with a due date of November 1, 2022. **Motion** passed unanimously.

Adjournment – With no further business to discuss, Carm adjourned the meeting at 1:40 PM.

Respectfully submitted,

Sean Noonan/LCAM

Sean Noonan

For the Board of Directors at Gulf Horizons