



**GULF HORIZONS CONDOMINIUM ASSOCIATION, INC.**

**BOARD OF DIRECTORS MEETING MINUTES**

**Thursday, October 19, 2022**

**2:00 PM**

**Association Clubroom & Zoom**

**Call to Order:** Carm Albers called the meeting to order at 2:00 PM

**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, Jennifer Allore, Bill St Jean, and John Blumberg all present. Also present was Sean Noonan from Sunstate Management.

**Approval of Minutes:** A **Motion** was made by Carm and seconded by Bill to waive the reading and approve the June 1, 2023 minutes as written. **Motion** passed unanimously.

**Unfinished Business:**

- **2024 Preliminary Budget Review** – Bill reported on the process of how the budget is noticed and approved. Bill reported he is still working with Atlas on the insurance renewal for 2024. Bill reported on the projected total expenses for 2023 and explained how he arrived at the figures for 2024. The proposed quarterly assessments are \$2,700 for 2024. Q&A was had between the members and the board. A Motion was made by John and seconded by Jennifer to approve the draft budget for mailing. Motion passed unanimously.
- **Discussion on Replacement Doors** – Carm reported she walked around with the engineer and noticed 4 of them in very poor shape. We will be asking the engineer about the process of replacing the doors.
- **Elevator Modernization** – Bill reported we are working on getting quotes through Malcolm Daigle for the required elevator modernization.
- **Update on Painting and Lanai Project** – Carm reported we are meeting with the engineer November 8<sup>th</sup> to proceed with the RFP for the painting, spalling, and lanai project.
- **Replacement of Water Line** – Bill would like to have a General Contractor inspect and schedule work for replacement of the water lines that are rusting out. We will be considering replacing one stack at a time to minimize the construction.
- **Parking** – Bill reported he would like residents to deal with the parking issues themselves.
- **3 Board Positions to be Filled** – Sean reported on the process for the annual mailing and positions for the board.
- **Bob's Project List** – Carm and John reported on the project list provided to the Board by Bob.
- **\$1,000 Deposit for Contractor Damage** – John reported there have been multiple instances of contractor damage. Tabled for future discussion.

**New Business**

**Adjournment** – With no further business to discuss, Carm adjourned the meeting at 2:55 PM.

Respectfully submitted,

Sean Noonan/LCAM

*Sean Noonan*

For the Board of Directors at Gulf Horizons