

Cape Haze Resort A 11/13 Condominium Association, Inc.

Approved Minutes of Meeting

Board of Directors, August 9, 2016, 1:00 p.m., Cape Haze Resort Clubhouse

Members Present: Darlene Koszick, president
Patrick Riley, vice-president
Arnie Morren, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers: 11-407 11-408 13-401

I. Declaration of Quorum

Gillaspie advised a quorum was present (Riley and Morren were present by telephone).

II. Certification of Notice of Meeting

Gillaspie gave written certification that the meeting had been noticed.

III. Call to Order

The meeting was called to order with Koszick acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held May 10, 2016, and to approve them as written. The motion carried unanimously.

V. Old Business

A. Fire Safety Repairs

Gillaspie reported that the association repairs would be made this fall, but that unit repairs would be made in February immediately following the annual inspection.

B. Water Heaters

Gillaspie reported that he believes only a few water heaters per building are beyond the warranty period.

VI. New Business

A. Review of financials year-to-date

Gillaspie reported that the association may be on track to have a small surplus.

B. Discussion regarding preparation of budget for 2017

The board directed Gillaspie to prepare a budget with 5% increases in insurance costs and 3% increases for all other expense items. Any 2016 surplus is to be carried forward into the operating budget for 2017 to the extent necessary to try to keep association fees from increasing.

C. Discussion of insurance coverage

Gillaspie reported that an insurance company has sued the association relative to property damage in an owner's unit that occurred in 2012. Gillaspie advised that due to a rash of similar subrogation lawsuits, the association should incorporate into the declarations the negligent maintenance provisions currently in the rules and regulations. Gillaspie also advised that lower insurance deductibles were available this year for the first time, and that discussion of deductibles will be placed on the agenda for the upcoming annual meeting of members. In view of the decision in February to hire Becker & Poliakoff to review and update our documents (which was put on hold in May), and in view of the insurance subrogation lawsuits (mentioned above), it was decided to proceed with the review and update by Becker and Poliakoff, subject to the other associations agreeing to do the same.

D. Discussion of awnings

Gillaspie reported a quote for replacing the awnings at \$286 each (\$2,288 per association). Gillaspie also reported that aluminum and canvas A/C enclosures were quoted at about \$1000 each (\$6,000 per association). The board deferred further consideration of the A/C enclosures. It was moved and seconded to replace the awnings now, subject to the other two condo associations agreeing to do the same. The motion carried unanimously.

E. Review of rules and regulations

Ideas for revising the vehicles section of the rules and regulations were discussed, but the board felt it was not necessary to initiate the amendment process at this time.

VII. Other Business

A. Miscellaneous topics

There was general discussion regarding several topics, including additional signage around the lakes, and posting general community information on the web site to obviate the need for mortgage questionnaires.

VIII. Determination of Next Meeting

November 12, 2016

IX. Adjournment

There being no further business, the chairman adjourned the meeting.

Respectfully submitted,
Arnie Morren, secretary/treasurer