

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

Approved Minutes of Meeting

Board of Directors, February 9, 2016, 9:00 a.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: 9:00 a.m. : 05-204 05-206 05-302
05-403 05-405 07-208 07-301 07-401
11-408 13-206 13-402 13-405
10:00 a.m. : 03-406 03-408 05-303
09-401 11-201 11-202 11-408 13-206
13-303 13-402 13-405

I. Declaration of Quorum

Gillaspie advised a quorum was present.

II. Certification of Notice of Meeting

Gillaspie gave written certification that the meeting had been noticed properly.

III. Call to Order

The meeting was called to order with Koszick acting as chair. As the three condo boards were meeting in a special joint session Koszick yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed. All were in favor of forcing the replacement of water heaters at the end of the warranty period if the unit owner does not do it. None were in favor of amending the rules and regs with regard to the boat parking area. If the declarations are to be amended, all were in favor of having the attorneys review the declarations for needed updates. Gillaspie gave an update on the Sandalhaven rate increase. The joint session was adjourned, and the board reconvened at 10:00 a.m. 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 November 14, 2015, to amend the minutes to reiterate the positions held by the directors, and to approve them as amended. The motion carried unanimously.

V. Old Business

None

VI. New Business

A. Review of Draft Financials for 2015

Gillaspie reviewed the draft financials with the board, including the treatment of the operating surplus at year end. The tax returns are not yet completed.

VII. Other Business

A. Receivables

Gillaspie reviewed receivables and recommended a change to the collection policy. It was moved and seconded to continue to charge late fees on the 10th day, to issue statements immediately thereafter, and to automatically refer all receivable to the attorneys before month end. The motion carried unanimously.

B. Amend Declaration

It was moved and seconded that Gillaspie engage Becker and Poliakoff to draft amendments to the declaration that would force the timely replacement of water heaters and water supply lines, and that would update our declaration to conform to current laws and practices. The motion carried unanimously.

VIII. Determination of Next Meeting

May 10, 2016

IX. Adjournment

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

Respectfully submitted,
Arnie Morren, secretary/treasurer