

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

## Approved Minutes of Meeting

Board of Directors, September 28, 2017, 10:00 a.m., Cape Haze Resort Clubhouse

Members Present:                Bob Baran, president  
   Patrick Riley, vice-president  
   Arnie Morren, secretary/treasurer

Members Not Present:        none

Others Present:                Clark Gillaspie, association manager

Observers:                      none

### **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 properly.

### **III. Call to Order**

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

### **IV. Approval of Minutes**

It was moved and seconded to waive the reading of the minutes of the meetings held February 14, 2017 and April 28, 2017, and to approve them as written. The motion carried unanimously.

### **V. Unfinished Business**

#### **A. Fire Safety Repairs**

Gillaspie advised on the status of sprinkler head replacements. The board directed Gillaspie to bill individual unit owners as per previous board action.

#### **B. Amending Documents**

Gillaspie advised on the status of the document amendments, the original estimate of legal costs, the total legal costs billed, and the proposal from Becker & Poliakoff to write off a portion of their legal bills. It was moved and seconded to pay B&P a total of \$4,000 for the document amendment project up to and including the annual meeting presentation. The motion carried unanimously.

### **VI. New Business**

**A. Hurricane Irma**

Gillaspie summarized the damages caused by Hurricane Irma.

**B. Financials Year-to-Date**

The year to date financial statements were reviewed.

**C. Budget for 2018**

The draft budget was discussed, as was an increase in the assessments. Special projects were also discussed including A/C enclosures, roof accesses and trash enclosures. It was moved and seconded to carry forward any operating surpluses as a special projects fund for 2018. The motion carried unanimously. It was moved and seconded to adopt the draft budget (subject to the above) and make it the proposed budget for 2018. The motion carried unanimously.

**VII. Member Comments**

None

**VIII. Determination of Next Meeting**

November 11, 2017

**IX. Adjournment**

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

Respectfully submitted,  
Arnie Morren, secretary/treasurer