

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

Approved Minutes of Meeting

Board of Directors, February 14, 2017, 1:00 p.m., Cape Haze Resort Clubhouse

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

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers 1:00 p.m.: 11-201 11-204 11-206 11-401 13-305
13-402 13-405 13-406

Observers 2:00 p.m.: 11-206 11-401

Others present 2:00 p.m.: 03-201 03-208 03-408 09-401

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 Baran acting as chair. As the three condo boards were meeting in a special joint session Baran yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed. Gillaspie gave a progress report on the annual fire inspections. Amendments to the declarations and rules should be ready for review and voting at the annual meetings in November. There is not a standing fines committee, but volunteers were encouraged to step forward. Insurance renewal rates have not been quoted with the exception of flood insurance on four buildings, and the rates are more or less in line with budget. Gillaspie reported on the status of the sewer rate change application. Gillaspie listed possible maintenance and repair projects for 2017 including the expansion joints on the 4th floors, handrails on the railing systems, A/C platforms, and roof accesses. Comcast signal strength and internet speeds were discussed. Limiting color choices for lanais was discussed. It was announced that the end of season party is scheduled for March 20th. The joint session was adjourned, and the board reconvened at 2:00 p.m. with Baran acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held November 12, 2016, and to approve them as written. The motion carried unanimously.

V. Old Business

Amendments to the declarations and rules should be ready for review and voting at the annual meeting in November.

VI. New Business

A. Eligibility Certificates

Baran, Riley and Morren signed eligibility certificates.

B. Board Training Classes

The classes at the property management show in Bradenton are preferred.

C. Review of Draft Financials for 2016

Gillaspie reviewed draft financials with the board. The operating surplus carried forward from 2015 was not used and was contributed to reserves. Operating surplus from 2016 of \$10k was also contributed to reserves. Approximately \$8k of 2016 operating surplus is being carried forward into 2017 to balance the budget and as a special fund for special projects. Receivables are nil. The tax returns are not yet completed.

VII. Other Business

Baran signed the association management agreement for 2017. Observers raised various topics including a loose railing, a welcome package for new owners, and a defibrillator for the exercise facility.

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