

Cape Haze Resort B 3/5 Condominium Association, Inc.

Minutes of Meeting

Board of Directors, January 27, 2016, 9:00 a.m., Cape Haze Resort Clubhouse

Members Present: Bob Baran, president
 Ken Maloof, vice-president
 Pete Travers, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers: none

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.

IV. Approval of Minutes

Review of the minutes of the last meeting was deferred to the next meeting.

V. Old Business

None

VI. New Business

A. Review of Receivables

1. With regard to the receivable that was collected by our attorneys in 2015, it was moved and seconded to authorized Gillaspie to engage our attorneys, again, if the dues for the first quarter of 2016 remain unpaid fifteen days after the mailing of the usual month end statement.
2. It was moved and seconded to direct Gillaspie, effective with the second quarter of 2016, to create statements as of the 10th day of each calendar quarter, and to refer any outstanding balances to our attorneys on the fifteenth day following the mailing of such statements. The motion carried unanimously.

3. With regard to the receivable that has been gradually reduced over the past four years from many thousands to a near zero balance, it was moved and seconded to authorize Gillaspie to prepare an accounting for the unit owner that shows a forgiveness of a portion of the late fees and interest that would otherwise be payable. The motion carried unanimously.

B. Review of Rules and Regulations

The board considered whether it would support a change to the rules and regulations that would allow vehicles other than boat trailers and boats on trailers in the boat parking area. The board was not inclined to support a change. In the absence of a specific request, the board could not consider the questions further.

VII. Other Business

- A. Baran reported that he had authorized Gillaspie, on an emergency basis, to direct General Elevator Services to correct the problems that caused the elevator in 8403 to trap revelers on New Years Eve. It was decided to add oil heaters to the elevators. Realigning pistons and rails cost \$4160.

VIII. Determination of Next Meeting

February 9, 2016

IX. Adjournment

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

Pete Travers, secretary/treasurer