

Cape Haze Resort B 3/5 Condominium Association, Inc
Minutes of Meeting
Board of Directors, 9 February 2016, 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: To be added by Mr. Gillaspie

I. Declaration of a Quorum

Mr. Gillaspie advised a quorum was present.

II. Certification of Notice of Meeting

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

III. Call to Order

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

IV. Approval of Minutes

A. The minutes of the meeting on 14 November 2015 were modified to include, in paragraph VI(A) the names of the officers elected. **Action:** Upon motion duly made and seconded, the modified minutes were approved.

B. The minutes of the meeting of 27 January 2016 were modified. Under VII(A), information was added to the effect that \$4160 was spent on emergency repairs on the elevator in 8403. Also added was the Board's decision to place oil heaters in the elevators of B 3/5 at an approximate cost of \$300 per elevator (total 4).

Action: Upon motion duly made and seconded, the minutes were approved as modified.

V. Old Business

A. There was general discussion regarding elevators and the need for maintenance. No motions emerged from the discussion.

B. 2015 Financials

The following items were highlighted from the 2015 financials:

- \$8,000 was added to reserves from the net operating surplus
- \$4,700 was carried over to 2016, although most of this amount was spent on elevator repair
- \$13,000 from reserves will be spent in the first quarter of 2016 as the final payment on the painting contract

- Insurance costs were below budget, but flood insurance is expected to increase in 2016
- Sewer rates will likely increase significantly in 2017 and the Board will begin planning for that in 2016 as more information becomes available.

VI. New Business

A. Water heaters and general utility supply lines

Background: The ongoing issue of water heater replacement is such that the Board estimates only 50% of unit owners have replaced water heaters that are now out of warranty and at risk for leakage.

B. Boat parking rules and regulations

Background: There has been an informal request regarding the limited common use spaces to permit the parking of trailers that are not open boat trailers specifically designed for trailering boats. The Board and the Condominium Association Board had discussed this at an earlier in the day. There was no support for granting the request; there was support for adding the details of the use of the limited common area to the Declarations.

C. General review of the Declarations

Background: Mr. Gillaspie had discussed with the Association Board the need for a general review of the Declarations since they had not been updated in 10 years.

Action: Upon motion duly made and seconded, the Board authorized Mr. Gillaspie to contact our attorneys regarding Association management of water heaters and other items that rely on general utility supply lines and dryer vents, incorporating the rules governing boat and trailer parking into the Declaration and general updates to the Declarations.

VII. Adjournment

Upon motion duly made and seconded, the meeting was adjourned until 10 May 2016.

Pete Travers, Secretary-Treasurer