

Cape Haze Resort C 7/9 Condominium Association, Inc.

Approved Minutes of Meeting

Board of Directors, August 2, 2016, 5:30 p.m., Cape Haze Resort Clubhouse

Members Present: Joanne Agostarola, president
Romesh Weerasooriya, 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 Agostarola acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held May 10, 2016, and to approve them as written. The motion carried unanimously.

V. Old Business

A. Fire safety repairs

Gillaspie reported that the association repairs would be made this fall, but that unit repairs would be made in February immediately following the annual inspection.

B. Water heater replacements

The board would like a list of units which are not know to have new heaters.

C. Garage repair

Gillaspie reported that stucco and paint work should be done soon.

VI. New Business

A. Review of financials year-to-date

Gillaspie reported that the association may be on track to have a small surplus.

B. Discussion regarding preparation of budget for 2017

The board directed Gillaspie to prepare a budget with 2% increases in insurance costs and 1% increases for all other expense items. Any 2016 surplus is to be carried forward into the operating budget for 2017. If there are insufficient funds, a special assessment will be levied during 2017.

C. Discussion of insurance coverage

Gillaspie advised that lower insurance deductibles were available this year for the first time, and that discussion of deductibles will be placed on the agenda for the upcoming annual meeting of members. Gillaspie also advised that due to a rash of subrogation lawsuits, the association should incorporate into the declarations the negligent maintenance provisions currently in the rules and regulations.

D. Discussion of awnings

Gillaspie reported a quote for replacing the awnings at \$286 each (\$2,288 per association). Gillaspie also reported that aluminum and canvas A/C enclosures were quoted at about \$1000 each (\$6,000 per association). The board deferred further consideration of the A/C enclosures. It was moved and seconded to replace the awnings now, subject to the other two condo associations agreeing to do the same. The motion carried unanimously.

E. Review of rules and regulations

Ideas for revising the vehicles section of the rules and regulations were discussed. In view of the decision in February to hire Becker & Poliakoff to review and update our documents (which was put on hold in May), in view of the insurance subrogation lawsuits (cited above), and in view of the desire to amend the rules and regulations regarding vehicles, it was decided to proceed with the review and update by Becker and Poliakoff, subject to the other associations agreeing to do the same.

VII. Other Business

There were general discussions regarding several topics, including additional signage around the lakes.

VIII. Determination of Next Meeting

November 12, 2016

IX. Adjournment

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

Respectfully submitted,
Romesh Weerisooriya, secretary/treasurer