

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

### Approved Minutes of Meeting

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

Members Present: Joanne Agostarola, president  
James Winterich, vice-president

Members Not Present: Romesh Weerasooriya, secretary/treasurer

Others Present: Clark Gillaspie, association manager

Observers:

9:00 a.m. :	05-204	05-206	05-302
	05-403	05-405	07-208
	07-301	07-401	
	11-408	13-206	13-402
	13-405		
12:00 p.m. :	04-406	03-408	05-303
	09-401	11-201	11-202
	11-408	13-206	
	13-303	13-402	13-405

#### **I. Declaration of Quorum**

Gillaspie advised a quorum was present. (Winterich was 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 Agostarola acting as chair. As the three condo boards were meeting in a special joint session Koszick yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed. All were in favor of forcing the replacement of water heaters at the end of the warranty period if the unit owner does not do it. None were in favor of amending the rules and regs with regard to the boat parking area. If the declarations are to be amended, all were in favor of having the attorneys review the declarations for needed updates. Gillaspie gave an update on the Sandalhaven rate increase. The joint session was adjourned, and the board reconvened at 12:00 p.m. 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 November 14, 2015, and to approve them as written. The motion carried unanimously.

**V. Old Business**

None

**VI. New Business**

A. Review of Draft Financials for 2015

Gillaspie reviewed the draft financials with the board, including the treatment of the operating surplus at year end. The tax returns are not yet completed.

**VII. Other Business**

A. Receivables

Gillaspie reviewed receivables and recommended a change to the collection policy. It was moved and seconded to continue to charge late fees on the 10th day, to issue statements immediately thereafter, and to automatically refer all receivable to the attorneys before month end. The motion carried unanimously.

B. Amend Declaration

It was moved and seconded that Gillaspie engage Becker and Poliakoff to draft amendments to the declaration that would force the timely replacement of water heaters and water supply lines, and that would update our declaration to conform to current laws and practices. The motion carried unanimously.

**VIII. Determination of Next Meeting**

May 10, 2016

**IX. Adjournment**

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

Respectfully submitted,  
Romesh Weerisooriya, secretary/treasurer