

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

Approved Minutes of Meeting

Board of Directors, September 27, 2017, 9:00 a.m., Cape Haze Resort Clubhouse

Members Present: Joanne Agostarola, president
Tom Rogers, secretary/treasurer
Romesh Weerasooriya, vice-president

Members Not Present: none

Others Present: Clark Gillaspie, association manager

Observers: none

I. Declaration of Quorum

Gillaspie advised a quorum was present. (Rogers 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.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meetings held February 14, 2017 and April 28, 2017, and to approve them as written. The motion carried unanimously.

V. Unfinished Business

A. Fire Safety Repairs

Gillaspie advised on the status of sprinkler head replacements. The board directed Gillaspie to bill individual unit owners as per previous board action, and agreed that the Association should pay for the drywall repairs necessitated by the sprinkler head replacements.

B. Amending Documents

Gillaspie advised on the status of the document amendments, the original estimate of legal costs, the total legal costs billed, and the proposal from Becker & Poliakoff to write off a portion of their legal bills. It was moved and seconded to pay B&P a total of \$4,000 for the

document amendment project up to and including the annual meeting presentation. The motion carried unanimously.

VI. New Business

A. Hurricane Irma

Gillaspie summarized the damages caused by Hurricane Irma.

B. Financials Year-to-Date

The year to date financial statements were reviewed.

C. Budget for 2018

The draft budget was discussed. Special projects were also discussed including A/C enclosures, roof accesses and trash enclosures. It was moved and seconded to carry forward any operating surpluses as a special projects fund for 2018. The motion carried unanimously. It was moved and seconded to adopt the draft budget (subject to the above) and make it the proposed budget for 2018. The motion carried unanimously.

VII. Member Comments

None

VIII. Determination of Next Meeting

November 11, 2017

IX. Adjournment

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

Respectfully submitted,
Romesh Weerisooriya, secretary/treasurer