

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

Approved Minutes of Meeting

Board of Directors, November 11, 2017, 2:00 p.m., Cape Haze Resort Clubhouse

Members Present: Joanne Agostarola, president
Romesch Weerasooriya, vice-president
Tom Rogers, 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 Gillaspie acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held September 27, 2017, and to approve them as written. The motion carried unanimously.

V. Unfinished Business

None

VI. New Business

A. Appointment of Third Director

It was agreed that Agostarola will stay in place as the third director temporarily, and that Weerasooriya and Rogers will appoint a new third director at the next meeting in February. Gillaspie was directed to advertise for volunteers.

B. Election of Officers

It was agreed to defer the election of officers until the new third director is appointed. In the interim the officers will remain unchanged. Agostarola assumed the chair.

C. Adoption of Budget for 2018

It was moved and seconded to adopt the proposed budget as presented to the membership with the Second Notice. Assessments will be \$291,840 (same as 2017), and reserves contributions will be \$41,496 (100%). The Community Association Assessment will be \$104,832 pursuant to the action taken at an earlier meeting by that association's board. Total operating expenses will be \$145,512. The motion carried unanimously. It was moved and seconded that any uncapitalized operating surpluses be carried forward into 2018 as a special projects fund. The motion carried unanimously.

D. Annual Assessments

It was moved and seconded to assess each unit \$6,080 for 2018, payable in advance in equal installments of \$1,520 on the first day of each calendar quarter. The motion carried unanimously.

E. Adoption of New Rules & Regs

It is anticipated that the board will adopt the new Rules & Regs at the next meeting in February.

F. Hiring Attorney

It was moved and seconded to hire an attorney to provide a written opinion of whether the three condominium associations can require the developer to turn over control of the Community Association board immediately. The resolution was contingent upon all three condominium associations joining the effort, and upon obtaining quotes from the attorney before work commences. The motion carried unanimously.

VII. Member Comments

None

VIII. Determination of Next Meeting

February 13, 2018.

IX. Adjournment

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

Respectfully submitted,
Romesh Weerisooriya, secretary/treasurer