

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

DRAFT Minutes of Meeting

Annual General Meeting of Members

November 11, 2017, 1:00 p.m., Cape Haze Resort Clubhouse

Present in Person (9): 07-208 07-306 07-401 07-406 09-301 09-302
 09-303 09-307 09-401

General Proxies (7): 07-301 07-305 07-403 09-305 09-306 09-405
 09-408

Others Present: Clark Gillaspie, association manager
 Beth Mesenger, property assistant

Observers: 11-408

I. Determination 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 annual meeting held November 14, 2015, and of the meeting of members held November 12, 2016 and to approve them as written. The motion carried unanimously.

V. Unfinished Business

None

VI. New Business

A. Reports

Gillaspie reported that there had been no major events during 2017 other than Hurricane Irma which caused only minor damage to structures. He reported that the boards had continued to work on amendments to the association's governing documents. He reported that our fire protection company conducted internal pipe inspections, that compromised sprinkler heads had been replaced inside individual units, garages and storage units, and that unit owners had been billed for such replacements.

B. Proposed Budget

The proposed budget for 2018 was discussed, including no increase in assessments, a 3% increase in most expenses, higher increases for insurance due to the active hurricane season, the reduction in sewer rates, and carrying forward any uncapitalized operating surplus from prior years into 2018 to help fund special projects including A/C enclosures, improvements to the trash enclosures, and internal roof access.

C. Insurance Deductibles

Gillaspie advised that in 2017 Lloyds offered only a 5% deductible option for wind and that their premiums were the best available to us. It was moved and seconded that 5% deductibles are acceptable to the members of the association for the 2018 renewal. The motion carried unanimously.

D. Amendment of Documents

Gillaspie reported that the condominium documents are basically ready for adoption, subject to amendments that may be proposed during the annual general meetings. He reported that the final package could be sent to unit owners by the end of the month for their written acceptance. There was some objection to increasing the minimum rental period from one week to four weeks.

E. Amendment of Rules and Regs

Gillaspie reported that the final version of the proposed Rules and Regulations would be distributed along with the other documents by month end. He reiterated that the Rules and Regulations are adopted by the boards, not by the unit owners, and that formal adoption would probably occur at the February board meeting.

F. Election of Directors

The two-year tenure of the seat held by Agostarola expired at the end of the meeting. As there were no volunteers to fill the seat by the deadline, no election or appointment by proclamation was possible.

VII. Member Comments

There was discussion regarding hiring an attorney to formulate an opinion as to whether the Developer can be forced to turn over control of the board of the Community Association immediately.

VIII. Determination of Next Meeting

The next meeting is scheduled for Saturday, November 10, 2018 (i.e. the second Saturday in November).

IX. Adjournment

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

Submitted respectfully,
Ramesh Weerasooriya, secretary/treasurer