

Cape Haze Resort Community Association, Inc.

Approved Minutes of Meeting

Board of Directors, April 10, 2012, 11 a.m., Cape Haze Resort Clubhouse

Members Present: Robert A. Morris, Jr., president
H. Wells "Red" French, vice-president
Dora Maria Thomas, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, property manager

Observers: A number of unit owners

I. Declaration of Quorum and Call to Order

Gillaspie advised a quorum was present and the meeting was called to order with Morris acting as chair.

II. Proof of Notice of Meeting

Gillaspie advised the meeting had been noticed properly.

III. Approval of Minutes

A motion was made and seconded to waive the reading and approve the draft minutes of November 8, 2011 as written. The motion carried unanimously.

IV. Old Business

A. Eligibility Certificates

1. Gillaspie advised that there should be a signed eligibility certificate on file for every board member.

V. New Business

A. Amendments to the Rules and Regulations

1. The draft of proposed changes was reviewed. Topics of discussion included fees for use of the clubhouse, pool parties, security personnel, and restricting large parties and receptions.
2. Gillaspie is to amalgamate the suggestions from all the boards and produce a new draft of proposed changes.

B. Financial Reports

1. Gillaspie reported that the annual tax returns had been completed by the CPA, and filed, and that no taxes were due and payable.
2. Gillaspie presented a draft of the year end financials. They will be final once the CPA advises of any year end adjustments.

3. Gillaspie advised that the 2012 budget can be met as long as there are no major repair items. One variance of significance will be electrical costs due to the reassignment of cost responsibility from the condominium associations to the community association for lighting the grounds.

C. Property Management Report

1. Gillaspie briefed the Board on various maintenance and repair issues, on cost savings ideas, on deferred maintenance issues. The board directed that the property be maintained at the current level, and that improvement projects be deferred.
2. Gillaspie proposed the creation of a web site for Cape Haze Resort to foster communication and assist in the dissemination of information for effective governance. The board was in favor of a low-cost trial.

VI. Adjournment

There being no further business, it was moved and seconded that the meeting be adjourned. The motion carried unanimously.

Respectfully submitted,
Dora Maria Thomas, Secretary