

Cape Haze Resort A 11/13 Condominium Association, Inc.

Approved Minutes of Meeting

Board of Directors, July 30, 2012, 10:00 a.m., Cape Haze Resort Clubhouse

Members Present: Nora Smith, president
 Lamar Seals, vice-president
 Wentworth Caldwell, secretary/treasurer

Members Not Present: none

Others Present: Clark Gillaspie, property manager

Observers: Two unit owners

I. Declaration of Quorum and Call to Order

Gillaspie advised a quorum was present and the meeting was called to order with Smith acting as chair. The meeting was conducted telephonically.

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 of the minutes of the previous meeting, held April 16, 2012, and to approve them as written. The motion carried unanimously.

IV. Old Business

A. Amendments to the Rules and Regulations

1. Proposed amendments were discussed.
2. A motion was made and seconded to adopt amendments to the Rules and Regulations in concert with the other associations. The motion carried unanimously.

V. New Business

A. Annual Meeting

1. It was agreed that the annual meeting should be held in concert with the other associations on or about November 15, 2012.

B. Budget Preparation

1. The Board directed Gillaspie to prepare a draft budget keeping the dues as low as possible. The draft budget will be discussed at the next Board meeting which will be scheduled for early October.

2. The Board directed Gillaspie to investigate the hiring of a special appraiser, in concert with the other associations, who could advise on the replacement costs and life expectancy of all items for which the Association must have reserves.

C. Consultants

1. The Board directed Gillaspie to look into having a hurricane shutter expert address a joint meeting for the association boards.
2. Further to a letter from Becker and Poliacoff advising that the condominium documents be reviewed in light of recent court decisions, the board directed Gillaspie to look into having a representative from Becker and Poliacoff address a joint meeting of the association boards. The Board also directed Gillaspie to look into having a second law firm address a joint meeting.
3. In view of recent incidents of property damage, the Board directed Gillaspie to look into having the Association's insurance broker address a joint meeting of the association boards.

D. Property Management Report

1. Gillaspie reported that the revised budget for 2012 remains realistic, especially in view of the \$18,000 recovery of outstanding fees.
2. Gillaspie advised that the emergency telephone lines had been amalgamated to reduce the annual cost by approximately \$1,000.
3. Gillaspie gave brief updates on the Sandalhaven rate case and the easements for the widening of Placida Road.

VI. Adjournment

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

Respectfully submitted,
Wentworth Caldwell, Secretary