

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

Approved Minutes of Meeting

Board of Directors, May 13, 2014, 10:00 a.m., Cape Haze Resort Clubhouse

Members Present: Brian Corcoran, president
Roy Smith, vice-president
Wentworth Caldwell, secretary/treasurer

Members Not Present: None

Observers: Darlene Koszick
John Vanzutphen

Others Present: Clark Gillaspie, association manager

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 Corcoran acting as chair. As the four boards were meeting initially in a special joint session, Corcoran yielded the chair to Robert Morris. Numerous proposed changes to the rules and regulations were discussed in the joint session. Although consensus was not reached in all cases, the boards directed Gillaspie to draft changes to the rules and regulations to try to reflect the general consensus, and to have them ready for further discussion at the August board meetings. The joint session was adjourned, and the board reconvened at 1:00 p.m. with Corcoran acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the previous meeting, held February 11, 2014, and to approve them as written. The motion carried unanimously.

V. Old Business

Smith attended the board certification class at the CAI trade show on March 21st.

VI. New Business

A. Financial Review

1. Year to date financials were reviewed.

B. Shell Pathways

1. ArtisTree has been hired to remove the landscape timbers on the shell path around the lake, and to replace them with rip rap.

C. Front Entry Gates

1. There are no funds for this work in the community association budget this year. Planning will continue and the gates will be installed as early as possible in 2015.

D. Clubhouse Refurbishing

1. Specifications are being drafted for bids to repair the clubhouse ceiling, some of the windows, and to paint both buildings, inside and outside.

E. Fire Safety Inspections

1. The fire safety inspector has determined that our systems are in good condition. The emergency lights in the garages are not needed, but if we keep them in place, they must be inspected annually and kept in good working condition. It was moved and seconded to remove the lights. The motion carried unanimously.

VII. Other Business

None

VIII. Determination of Next Meeting

The dates of future meetings will be the second Tuesdays of February, May and August, and the second Saturday of November. Accordingly, the next meeting will be August 12, 2014.

IX. 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/treasurer