

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

Minutes of Meeting

Board of Directors, February 10, 2015, 9:00 a.m., Cape Haze Resort Clubhouse

Members Present: Roy Smith, vice-president
Patrick Riley, secretary/treasurer

Members Not Present: Darlene Koszick, president

Observers: Donna & Norman Gaupholm (2nd part)
Dana McKeown (2nd part)
Arnie Morren (1st part)
Tom Rogers (1st part)
John VanZutphen
Betty Wachter (1st part)
Yvonne & Sonny Young

Others Present: Clark Gillaspie, association manager
Joanne Agostrola (2nd part)
Bob Baran (2nd part)
Ken Maloof (2nd part)

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 Smith acting as chair. As the three boards were meeting in a special joint session, Smith yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed, including the repainting of the condominium buildings, air-conditioning drains, an abbreviated version of the rules and regulations, fire inspections, the Comcast contract, window washing, insurance brokers, pool security, pool lighting, and the end of season party. The joint session was adjourned, and the board reconvened at 1:30 pm with Smith acting as chair.

IV. Approval of Minutes

- A. It was moved and seconded to waive the reading of the minutes of the meeting held November 8, 2014, and to approve them as written. The motion carried unanimously.
- B. It was moved and seconded to waive the reading of the minutes of the meeting held December 5, 2014, and to approve them as written. The motion carried unanimously.

V. Old Business

None

VI. New Business

- A. Draft financial statements
Draft financials for 2014 were reviewed.
- B. Special contribution to reserves
It was moved and seconded to transfer monies from the operating account to the reserves accounts, equal to the total of the retained earnings to date less \$5,000, and to allocate \$15,000 to paint reserves and the balance pro-rata to the other reserves. The motion carried unanimously.
- C. Re-paint project
It was moved and seconded to empower Koszick sign the re-paint contract on behalf of the association. The motion carried unanimously.

VII. Other Business

- A. Abbreviated form of rules and regulations
It was moved and seconded to print refrigerator magnets with an abbreviated form of the rules and regulations. The motion carried unanimously.
- B. Air-conditioning drains
The board will consider the matter at the next meeting when more is known.
- C. Sprinkler heads
It was moved and seconded to require unit owners to pay for the replacement of sprinkler heads that have been painted or otherwise compromised. The motion carried unanimously.

VIII. Determination of Next Meeting

May 12, 2015

IX. Adjournment

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

Respectfully submitted,

Patrick Riley, secretary/treasurer