

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

Approved Minutes of Meeting

Board of Directors, May 12, 2015, 9:00 a.m., Cape Haze Resort Clubhouse

Members Present: Darlene Koszick, president
Patrick Riley, secretary/treasurer

Members Not Present: Roy Smith, vice-president

Observers: John VanZutphen

Others Present: Clark Gillaspie, association manager
Joanne Agostrola (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 Koszick acting as chair. As the boards were meeting in a special joint session, Koszick yielded the chair to Gillaspie. No actions were taken, but a variety of topics were discussed, including the repainting of the condominium buildings, repairs of garage doors, replacing sprinkler heads in owner units, owner storage rooms and garages, a meeting with Comcast, and the appointment of an assistant treasurer in each association. The joint session was adjourned, and the board reconvened at 11:45 am with Koszick acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held February 10, 2015, and to approve them as written. The motion carried unanimously.

V. Old Business

None

VI. New Business

A. Year-to-date results

Budget versus actual year-to-date results were reviewed.

B. Appointment of Assistant Treasurer

It was moved and seconded that Dora Marie Thomas be appointed Assistant Treasurer effective immediately. It was further moved and seconded that the Assistant Treasurer be authorized to perform all the functions of the Treasurer only for a designated time when authorized by the Board, with such authorization to be granted only when a natural or man-made disaster affects the Association and/or when the contracted property manager is unable to carry out the fiscal responsibilities specified in his/her contract. The motion carried unanimously.

VII. Other Business

A. 2014 Financials

The 2014 financial statements were made available.

B. Garage door repairs

It was moved and seconded to replace damaged vents but not to make no other repairs to garage doors. The motion carried unanimously.

C. Discussion of various topics

Various topics were discussed including drainage of the air-conditioning platforms, air-conditioning drains in units, dehumidifier drains in garages, feeding of wildlife, pest control, and ad hoc board meetings to authorize the manager to transfer funds from reserves to operating to pay progress draws to the paint contractor.

VIII. Determination of Next Meeting

August 11, 2015

IX. Adjournment

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

Respectfully submitted,
Patrick Riley, secretary/treasurer