

Cape Haze Resort B 3/5 Condominium Association, Inc.

Approved Minutes of Meeting

Board of Directors, August 12, 2014, 10:00 a.m., Cape Haze Resort Clubhouse

Reconvened on September 12, 2014, 10:00 a.m.

Members Present: Bob Baran, president
 Joan Herity, vice-president
 Ken Maloof, secretary/treasurer

Members Not Present: none

Observers: none

Others Present: Clark Gillaspie, association manager

I. Declaration of Quorum

Gillaspie advised a quorum was not present on August 12, as only Baran was in attendance. Gillaspie advised a quorum was present on September 12. In all cases, the attendees were present by telephone.

II. Certification of Notice of Meeting

Gillaspie gave written certification that the meetings had been noticed properly.

III. Call to Order

Due to lack of a quorum, the meeting was adjourned from August 12 to September 12. The meeting was called to order on September 12 with Baran acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the previous meeting, held May 13, 2014, and to approve them as written. The motion carried unanimously.

V. Old Business

The boards for A 11/13, C 7/9 and the Community Association met in joint session on August 12. The board for B 3/5 was not in attendance as it did not have a quorum, but its president, Baran, participated. A first draft of the proposed changes to the rules and regulations was discussed in the joint session. The boards directed Gillaspie to make a number of changes to the draft, and to distribute copies to those present for final comment.

A final draft of proposed changes will be distributed to all owners in advance of the annual meetings in November.

VI. New Business

A. Financial Review

1. A year end forecast and proposed budget parameters for 2015 were discussed.
2. Gillaspie is to investigate if any attorneys in Florida have been successful in re-negotiating or canceling bulk contracts with Comcast.

B. Building and Elevator Maintenance

1. Building fronts are being washed every six months.
2. GES began to maintain the elevator in 8403 effective August 1. Mowrey continues to maintain the elevator in 8405. If GES performs well, the maintenance of the elevator in 8405 may be transferred from Mowrey to GES at year end.
3. Commercial quality benches will be purchased for the ground floors, and the BBQ's behind the buildings will be replaced with propane grills, when funds are available.
4. Painting quotes are being solicited for board review.

C. Annual Meeting Preparation

1. The annual meeting is scheduled for Saturday, November 8.

VII. Other Business

None

VIII. Determination of Next Meeting

The second Saturday of November, following the annual meeting.

IX. Adjournment

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

Respectfully submitted,
Ken Maloof, secretary/treasurer