

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

Minutes of Meeting

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

Members Present: Bob Baran, president
Pete Travers, secretary/treasurer
Ken Maloof, vice-president

Members Not Present: none

Observers: Tina & Dan Barton (1st part)
Larry Salamon (2nd part)
Bob Sokolowicz
Mike and Darlene Sweeney (1st part)

Others Present: Clark Gillaspie, association manager
Joanne Agostrola (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 Baran acting as chair. As the three boards were meeting in a special joint session, Baran 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 11:00 am with Baran acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the meeting held January 20, 2015, 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. Re-paint project

It was moved and seconded to empower Baran to sign the re-paint contract on behalf of the association. The motion carried unanimously.

C. Elevator maintenance contract

It was moved and seconded to enter into a new five-year contract with Mowrey Elevator at the new, lower rate, and based on the contract with GES. 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,
Pete Travers, secretary/treasurer