

**Cape Haze Resort C 7/9 Condominium Association, Inc.**

Approved Minutes of Meeting

Board of Directors, November 8, 2014, 5:00 p.m, Cape Haze Resort Clubhouse

Members Present: Joanne Agostrola, president  
Ardesar Irani, secretary/treasurer  
Members Not Present: James Winterich, vice-president  
Others Present: Clark Gillaspie, association manager  
Observers: Gail Donahue

**I. Declaration of Quorum**

Gillaspie advised a quorum was present. (McAlack was present by telephone.)

**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 Agostrola acting as chair.

**IV. Approval of Minutes**

It was moved and seconded to waive the reading of the minutes of the previous meeting, held August 12, 2014, and to approve them as written. The motion carried unanimously.

**V. Old Business**

None

**VI. New Business**

**A. Election of Officers**

At the annual meeting held immediately prior to this meeting, the tenures of H. Wells French and John McAlack expired, and Ardesar Irani and James Winterich became directors by acclamation as there were no other candidates. It was moved and seconded

that the directors assume the positions as set out above. The motion carried unanimously.

**B. 2015 Budget**

It was moved and seconded to adopt the proposed budget as presented to the membership with the Second Notice. Accordingly, the 2015 budget includes \$288,960 of total assessments, comprised of \$97,920 of community association fees, \$40,618 of reserves contributions (funded 100%), and \$150,422 of operating revenues. The operating expenses are \$150,284 and the operating profit is \$139. The motion carried unanimously.

**C. 2015 Annual Assessments**

It was moved and seconded to assess each unit \$6,020 for 2015, payable in advance in equal installment of \$1,505 on the first day of each calendar quarter. The motion carried unanimously.

**D. Rules and Regulations**

It was moved and seconded to adopt the changes to the Rules and Regulations, as presented to the membership with the Second Notice, in concert with the other associations. The motion carried unanimously.

**VII. Other Business**

A. With the amended rules and regulations, Gillaspie advised that each condominium association president should appoint an owner to sit on the joint Fines Committee.

B. With the amended rules and regulations, Gillaspie advised that the board will need to meet as needed to approve each new annual tenancy.

C. The backs of 8407 and 8409 will be power washed next summer as part of the preparation for painting the buildings. The board may consider allocating funds for powering washing on an annual basis starting with the 2016 budget.

D. It was moved and seconded to delay the annual fire inspections to February or March to allow a more thorough inspection of the system, especially the components inside individual units. The motion carried unanimously.

E. It was moved and seconded to fund \$1,000 of legal fees in conjunction with the other two condominium associations to explore the possibilities of terminating or modifying the Comcast bulk services agreement. The motion carried unanimously.

F. It was moved and seconded to fund \$1,000 of legal fees in conjunction with the other two condominium associations to explore the possibility of transferring liability to unit owners for consequential damage to condominium property arising from air conditioning leaks, water heater leaks, dryer vent fires, dishwasher hose leaks, and washing machine hose leaks. The motion carried unanimously.

G. It was moved and seconded to allow Mowrey to enter into a new service contract for both buildings, if they will meet the terms and conditions of the new contracts with GES for 8403, 8411 and 8413, and otherwise to enter into a new service contract with GES for both buildings. The motion carried unanimously.

**VIII. Determination of Next Meeting**

February 10, 2015 (the second Tuesday of February)

**IX. Adjournment**

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

Respectfully submitted,  
Ardesar Irani, secretary/treasurer