

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

Approved Minutes of Meeting

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

Members Present: Joanne Agostrola, president
James Winterich, vice-president
Ardesar Irani, secretary/treasurer

Members Not Present: none

Observers: none

Others Present: Clark Gillaspie, association manager
Ken Maloof (2nd part)

I. Declaration of Quorum

Gillaspie advised a quorum was present. (Winterich and Irani were 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 not called to order at 9:00 am as Agostrola was the only member present at that time. The meeting was adjourned to 11:00 am. As the boards were meeting in a special joint session, Agostrola participated on behalf of C 7/9. 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 11:00 am with Agostrola 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. Association management contract

It was moved and seconded to accept the management contract as proffered by the manager. The motion carried unanimously.

D. Resignation of director

Irani's unit is under contract for closing on June 1, 2015. If the closing occurs, Irani will offer his resignation as he will no longer be eligible to remain a director.

E. Discussion of various topics

Various topics were discussed including flood insurance and an e-mail to all owners regarding various aspects of the re-paint project.

VIII. Determination of Next Meeting

August 11, 2015

IX. Adjournment

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

Respectfully submitted,
Ardesar Irani, secretary/treasurer