

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

Minutes of Meeting

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

Members Present: Joanne Agostrola, president
Ardesar Irani, secretary/treasurer

Members Not Present: James Winterich, vice-president

Observers: James Connolly (1st part)
Ron Peterson
Marie Rogers
Tom Rogers (2nd part)

Others Present: Clark Gillaspie, association manager
Bob Baran (2nd part)
Pete Travers

I. Declaration of Quorum

Gillaspie advised a quorum was present. (Irani 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. As the three boards were meeting in a special joint session, Agostrola 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 10:00 am with Agostrola acting as chair.

IV. Approval of Minutes

It was moved and seconded to waive the reading of the minutes of the two previous meetings, held November 8, 2014 and December 5, 2014, and to approve them as written. The motion carried unanimously.

- A. It was moved and seconded to waive the reading of the minutes of the meeting held November 8, 2014, and to approve them as written. The motion carried unanimously.
- B. It was moved and seconded to waive the reading of the minutes of the meeting held December 5, 2014, and to approve them as written. The motion carried unanimously.

V. Old Business

None

VI. New Business

A. Draft financial statements

- 1. Draft financials for 2014 were reviewed.
- 2. It was moved and seconded to ask Brown and Brown to obtain a quote for our commercial insurance. The motion carried unanimously.

B. Special contribution to reserves

It was moved and seconded to transfer monies from the operating account to the reserves accounts, equal to the total of the retained earnings to date less \$5,000, and to allocate \$15,000 to paint reserves and the balance pro-rata to the other reserves. The motion carried unanimously.

C. Re-paint project

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

D. 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,
Ardesar Irani, secretary/treasurer